



## JEFF HALL

### NEWARK CITY MAYOR

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December 9, 2016

Mr. Matthew Didier  
U.S. EPA Region 5 Headquarters  
77 West Jackson Boulevard  
Mail Code SE-7J  
Chicago, Illinois 60604-3507

Dear Mr. Didier:

The City of Newark, Ohio is submitting the attached application for a Community-Wide Brownfield Assessment Grant in the amount of \$300,000 (\$200,000 for hazardous substances and \$100,000 for petroleum). Newark is a city with a rich industrial history and many positive attributes, while at the same time facing extraordinary socio-economic challenges. We have the strategic foundation to put the plan into action, a highly capable team, and a track record of leveraging successful brownfield projects. With EPA's support, we will further our plan to revitalize the Union Street Corridor and the Mount Vernon Road/4<sup>th</sup> Street Corridor, and address the city's challenges by facilitating new investment.

Newark (the City), located approximately 30 miles east of Columbus, was a booming industrial town from the late 1800s through the 1900s. Glass companies, foundries, and stove makers established flourishing businesses, bringing a diverse work force and middle-class life to City residents. Supporting businesses such as bulk oil facilities and gas stations were developed alongside the industrial facilities. Unfortunately, along with this rich industrial history came today's environmental contamination legacy. Vacant and abandoned brownfield sites litter the City, particularly in the Union Street Corridor and Mount Vernon Road/4<sup>th</sup> Street Corridor areas of the City, which are home to low-income residents. Because of the concentration of brownfields blighting the City's most impoverished, underserved urban neighborhoods in these areas, they were chosen as the target areas for this grant project.

Newark is using its Comprehensive Plan and Healthy, Green & Growing Initiative to guide their brownfields redevelopment approach. The Comprehensive Plan objectives echo community needs identified by residents during numerous outreach sessions: improve land use management; upgrade and/or provide necessary infrastructure; promote commercial and industrial redevelopment in ways that provide a fiscal benefit; and create a recreational path system in the North Fork River and Licking River flood plains that will connect nearby neighborhoods, public parks, and schools.


In 2012, the City received a \$200,000 EPA Community-wide Hazardous Substances Brownfields Assessment Grant; the City met all reporting requirements and used 100% of the funds. The City will use the new grant funds to continue the redevelopment success that they have had with their FY2012 grant. Relative to the targeted communities for this grant project, the City will transition brownfields to mixed-use opportunities in the Union Street Corridor and the south portion of the Mount Vernon Road/4<sup>th</sup> Street Corridor to create entertainment and dining venues, bring residents to the urban core, and help achieve a primary Comprehensive Plan objective of creating a vibrant, active downtown community. The City will redevelop brownfields in the north portion of the Mount Vernon Road/4<sup>th</sup> Street Corridor to multi-unit residential, low-density commercial, or high-tech light industrial that will help eradicate blight and stabilize this residential neighborhood.

Newark has a plan to address brownfield issues, and we are tackling the environmental legacy of our industrial history in order to continue revitalizing our neighborhoods to the benefit of our residents and businesses. The City's economic development team and our partners have repeatedly demonstrated our ability to leverage and manage successful

brownfield redevelopment projects. The Brownfield Assessment Grant will provide a powerful tool to offset the technical, financial, and timing challenges that often cause businesses and developers to overlook the city in favor of sprawl.

- a. Applicant Identification: City of Newark  
40 W. Main Street  
Newark, Ohio 43055
- b. Funding Requested:
  - i. Grant type: Assessment
  - ii. Assessment Type: Community-wide
  - iii. Amount: \$300,000
  - iv. Contamination: Hazardous substances (\$200,000) and Petroleum (\$100,000)
- c. Location: City of Newark, Licking County, Ohio
- d. Not Applicable - Not a site-specific proposal
- e. Contacts:
  - i. **Project Director:** Mr. Mark Mauter, Director, Department of Development  
City of Newark Department of Development  
40 W. Main Street, Newark, Ohio 43055  
Phone: (740) 670-7546, email: mmauter@newarkohio.net
  - ii. **Chief Executive:** Mr. Jeff Hall, Mayor  
40 W. Main Street, Newark, Ohio 43055  
Phone: (740)670-7510, email: jhall@newarkohio.net
- f. Population:
  - i. 47,744 (2014 American Community Survey estimate)
  - ii. Newark is a municipal form of government
  - iii. Licking County does not experience 'persistent poverty' (20% or more of population in poverty over the past 30 years).
- g. Regional Priorities Form/Other Factors Checklist:  
Appendix 3 is attached.
- h. Letter from State or Tribal Authority  
A current letter from the Ohio EPA is attached.

Sincerely,

  
Jeff Hall  
Mayor  
City of Newark, Ohio

## THE NARRATIVE PROPOSAL

## RANKING CRITERIA FOR ASSESSMENT GRANTS

The City of Newark (City) is addressing the recognized need of mitigating the economic and environmental impact of numerous brownfields in the City. Newark unsuccessfully applied for FY2015 and FY2016 USEPA Brownfields Assessment Grants. Since those attempts, the City has 1) strengthened the partnership among local agencies and community organizations 2) better defined target areas for assessment, and 3) raised awareness of the program by discussing it in community meetings. Potential developers are in line for several of the listed Priority Sites.

### 1. Community Need

#### 1.a. Targeted Area and Brownfields

**1.a.i** Founded in 1802, the City of Newark is located approximately 30 miles east of Columbus in central Ohio. From the late 1800s through the mid 1900s, the City was a booming industrial town due to its location along the Ohio-Erie Canal and the Baltimore & Ohio Railroad. Glass companies, foundries, and stove makers established flourishing businesses, bringing a diverse work force and middle-class life to City residents. Homes were built immediately adjacent to existing industries and supporting businesses such as bulk oil facilities and gas stations were developed. As a result the community evolved into tightly intertwined industries and homes. Due to changing technologies and interests, the industry began to die in the 1950s, leaving residents looking out their windows at the abandoned brownfields next door. An example of one of these sites is the Wehrle Stove Factory. At its peak, the factory provided jobs for nearly 3,000 Newark residents. Unfortunately, the factory closed its doors in 1975 and sat empty for decades. Today, the story of Newark's rich industrial history is displayed at a downtown museum called The Works, a downtown museum, but brownfields, the legacy of this historic industrialization, are not part of the exhibits. Multiple brownfields have already been revitalized using private and public funds, however, Assessment Grant funds are needed to spur redevelopment of the remaining sites and help preserve the legacy of Newark's industrial roots while welcoming in modern industry.

**This proposal identifies the following Target Areas: the Union Street Corridor and the Mt. Vernon/4<sup>th</sup> Street Corridor.** The Union Street Corridor was formerly a vibrant and diverse commercial/residential area near downtown Newark. This area is now home to vacant, blighted buildings and underserved residents. The Mt. Vernon/4<sup>th</sup> Street Corridor extends from the south side of downtown Newark to the primarily residential neighborhood to the north. Once a lively area with single-family homes and surrounding commercial businesses, this area has fallen into decay. Former gas stations and automobile repair facilities have been closed/abandoned, some with underground storage tanks remaining. Both corridors (Target Areas) were chosen because they include a high concentration of brownfields immediately adjoining the City's low-income, underserved urban neighborhoods and in close proximity to the Licking River and Raccoon Creek.

**1.a.ii.** The Target Areas were chosen based on financial need, high unemployment rates, and/or high numbers of sensitive populations combined with a high concentration of brownfields. Statistics comparing the census tracts of the Union Street Corridor and the Mt. Vernon/4<sup>th</sup> Street Corridor, to City, County, State, and National figures are presented below.

<sup>1</sup> Data from 2014 American Community Survey and is available at <a href="http://factfinder.census.gov">factfinder.census.gov</a>	<u>Union Street Corridor</u> Census Tract 7507	<u>Mt. Vernon/4<sup>th</sup> St. Corridor</u> Census Tract 7590	<u>City of Newark</u>	<u>Licking County</u>	<u>Ohio</u>	<u>National</u>
Population <sup>1</sup>	3,575	3,249	47,744	167,911	11,560,380	314,107,084
Unemployment, 16+ <sup>1</sup>	16.6%	12.7%	9.9%	7.3%	9.2%	9.2%
Poverty Rate <sup>1</sup>	31.8%	28.6%	22.1%	12.4%	15.9%	15.6%
% Minority <sup>1</sup>	6.9%	14.3%	8.1%	7.0%	17.4%	26.2%
Median Household Income <sup>1</sup>	\$29,619	\$30,313	\$36,679	\$55,777	\$48,849	\$53,482
% Bachelors Degree <sup>1</sup>	7.3%	0.8%	11.8%	14.9%	16.1%	18.3%
Median Home Value <sup>1</sup>	\$69,300	\$84,100	\$112,700	\$150,800	\$129,600	\$175,700
% Renter Occupied Homes <sup>1</sup>	55.8%	62.2%	45.9%	27.5%	33.1%	35.6%
% Food Stamp/SNAP <sup>1</sup>	31.7%	38.7%	23.8%	13.6%	15.0%	13.0%



**1.a.iii.** In preparation for this application, the City identified over **60 potential brownfields** (i.e. auto repair shops, machine shops, dry cleaners, manufacturing plants, junkyards, gas stations, bulk oil facilities) within city limits that are vacant or underutilized and need to be redeveloped. According to the Ohio Bureau of Underground Storage Tanks Regulations (BUSTR), **over 150 leaking underground storage tank (UST)** sites also exist within the City. The City will focus assessment grant funds on the following Priority Sites, located in the Target Area. The Priority Sites were placed at the top of the list of known brownfields based on location, known or suspected contamination, size, proximity to sensitive populations, and/or high redevelopment opportunity.

<b>Priority Site</b> Size and proximity to residents and/or sensitive populations	<b>Historic Use(s) / Real or Perceived negative environmental impacts</b>	<b>Potential Exposure Pathways and Health Effects<sup>1</sup></b>
<b>Former Wehrle Stove Factory</b> Approx. 40 acres in Union Street Corridor, adjacent to impoverished neighborhood, Raccoon Creek, and Flying Colors Public Preschool.	Former stove factory, lawnmower factory, munitions/ volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), metals	Inhalation (VOCs) and direct contact (PAHs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve /liver /kidney damage, cancer
<b>Union Street Gas Stations and/or Auto Repair Facilities</b> Approx. 10 acres in Union Street Corridor with six gas stations and/or auto repair facilities adjacent to impoverished neighborhood and Raccoon Creek.	Former gas stations & auto service, possible USTs / VOCs, PAHs, asbestos, metals	Inhalation (VOCs, asbestos) and direct contact (PAHs, metals) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve /liver /kidney damage, cancer
<b>Former TenCate Armor</b> Approx. 4 acres in Mt. Vernon/4 <sup>th</sup> St. Corridor, <b>120,000 sq. ft. building</b> , surrounded by low-income residential; within 1/3 mile of Licking River. <b>Redevelopment plans call for a high-tech, light industrial facility.</b>	Former military armor manufacturer / VOCs, PAHs, metals, asbestos (specific conditions unknown)	Physical hazards (vacant structure), inhalation (VOCs, asbestos, lead) and direct contact (PAHs) / headaches, poor coordination, anemia/bone marrow problems, respiratory problems, nerve/ liver/ kidney damage, cancer
<b>Former Newark Electroplating</b> Approx. 1.2 acres in Mt. Vernon/4 <sup>th</sup> St. Corridor, <b>40,000 sq. ft. building</b> surrounded by impoverished neighborhood with large population of children (28%). Approx. 500 feet from park and ¼ mile from Licking River and Raccoon Creek. <b>A local plumbing/heating business is planned for the site.</b>	Former plating facility / VOCs, PAHs, metals, asbestos	Same as above
<b>6<sup>th</sup> and Main Street Gas Station and 1100 Mt. Vernon Road Gas Station</b> Each approx. 0.5 acres in Mt. Vernon/4 <sup>th</sup> Street Corridor, in impoverished neighborhood with a large population of children (28%); one within 800 feet of library and Raccoon Creek and the second 1/3 mile from Licking River.	Former gas station, potential USTs / VOCs, PAHs, metals, asbestos	Same as above.

<sup>1</sup>Agency for Toxic Substances and Disease Registry (ATSDR), ToxFAQs.

In addition to the real health threats described in the table above, the stigma associated with the brownfields threatens the vitality of the neighborhoods surrounding them. Many prospective purchasers or developers will ignore brownfields when searching for developable properties because of the perceived contamination. Additionally, new residents are unlikely to want to live in the neighborhoods surrounding the brownfields because of that same stigma. In this way, the stigma of brownfields impedes much-needed reinvestment in the surrounding neighborhoods.

### **1.b. Welfare, Environmental, and Public Health Impacts**

**1.b.i.** There is a high concentration of brownfields located in the Target Areas and along the Licking River and Raccoon Creek. The City's Economic & Community Development Department completed an assessment of historical property use in preparation for this grant application using decades of community knowledge, site reconnaissance, and review of Sanborn Fire Insurance Maps. They concluded a high percentage of sites in the Target Areas were historically used for commercial, industrial, or manufacturing operations. As these operations ceased, blight has become prevalent. As these sites sit abandoned, physical damage from the elements increases the possibility of contaminant (e.g., asbestos and lead) emissions to the surrounding neighborhoods and environment. Additionally, over 15% of the residences are vacant in the Mt. Vernon/4<sup>th</sup> Street corridor and approximately 10% in the Union Street corridor.<sup>3</sup> The homes are not only vacant, they are very old and delapidated. Over 90% of housing stock in the Target Areas was built pre-1980, compared with 56% countywide and nationwide. 50% of houses were built prior to 1940 in Mt. Vernon/4<sup>th</sup> Street corridor, compared with 25% in citywide, 21% in Ohio, and 13% nationwide.<sup>3</sup> These homes are not longer structured to meet the demand of modern housing.

Blighted neighborhoods saturated with vacant and deteriorating homes are frequently followed by decreased school performance and increased crime rates. **Approximately 93% of cities in the USA are listed as safer than Newark.**<sup>4</sup> Residents have a 1 in 9 chance of being a victim of property crime in the Mt. Vernon/4<sup>th</sup> Street corridor and 1 in 16 chance in the Union Street corridor, compared to 1 in 21 in Ohio and 1 in 26 nationally. **Yearly, an average of 289 crimes occur per square mile in the Mt. Vernon/4<sup>th</sup> Street corridor and 217 in the Union Street corridor, compared to only 105 citywide, 35 in Ohio, and 33 in the USA.**<sup>4</sup> Additionally, safety concerns are present if residents wander into abandoned sites, many of which are not fenced or secured.

Lack of transportation and access to healthy foods add additional challenges to the City and represent an environmental justice concern, as it is the low income portions of the City that are disproportionately lacking these basic services. The majority of the Target Areas are more than ½ mile from the nearest grocery store and portions of the Mt. Vernon/4<sup>th</sup> Street corridor are greater than one mile from a grocery store, meeting the USDA definition of a Food Desert. Approximately 25% of households in the Mt. Vernon/4<sup>th</sup> Street corridor do not have a vehicle,<sup>3</sup> which limits their ability to access nutritious food sources. The Food Environment Index,<sup>5</sup> which rates access and availability to healthy food on a scale of 1 to 10, gave Licking County a score of 7.7 in 2016, compared to a national score of 8.3; city-specific data was unavailable. More than 31%, 20%, and 38% of households in the census tracts that comprise the Union Street and Mt. Vernon/4<sup>th</sup> Street corridors, respectively, receive Supplemental Nutrition Assistance Program (SNAP) benefits, compared to 13% countywide and nationwide, and 15% statewide.<sup>3</sup> Additionally, more than 61% of Newark students received free or reduced-price lunches in the 2012-2013 school year.<sup>6</sup> Finally, access to doctors citywide is poor; the ratio of patients to doctors is 2,370:1 in Newark, compared to 1,300:1 in Ohio (Census tract specific data was unavailable).<sup>7</sup>

**1.b.ii.** In addition to brownfield and UST sites, existing industry causes environmental issues. The USEPA AirData County Emissions Report for 2011 indicated that the **large industrial plants in the City, landfills, and congested levels of vehicle traffic on State Routes 16 and 79 (4 lane divided highways adjoining the Target Areas) have historically contributed millions of pounds of air pollutants.** The amount of diesel particulate matter and ozone matter in the air is in the top 80-90 percent nationally in the Target Areas.<sup>17</sup> Now that some of the larger plants, including Newark Electroplating and Wehrle Stove (two Priority Sites), are closed and have become brownfields, emissions are likely lower. However, residents (especially in the Target Areas) living near these sources have already been exposed to numerous airborne contaminants, and continue to be exposed to residual contaminants via airborne particulate inhalation, particulate ingestion, and vapor intrusion pathways, representing an environmental justice concern for the City. **Conrad Elementary, Carson Elementary, and Heritage Middle School were each ranked in the top 3% of worst air quality (exposure to both carcinogenic and non-carcinogenic toxins) in the nation! 19 other public or private schools in Newark were in the top 10% nationally for worst air quality.**<sup>8</sup>

Another cumulative environmental concern is the migration of contaminants from brownfields to the Licking River and Raccoon Creek. Migration of contaminants through stormwater and/or groundwater from the City's brownfields presents a threat to water quality, sediments, and aquatic life. For example, aluminum, oxides, ammonia, metals, and salts were found to be entering the Licking River from a former recycling center; the impact was negatively affecting sediment-dwelling organisms and **groundwater in the area exceeded the allowable standard** for ammonia, selenium, fluoride, and nitrate.<sup>9</sup> The watersheds are home to numerous flora and

fauna, including the endangered Indiana Bat and the threatened Fanshell Freshwater Mussel.<sup>10</sup> Migration of contaminants to the rivers also presents an exposure risk to residents who use the waterways for fishing and recreation.

**1.b.iii.** The effects of environmental pollutants are often compounded by additional health concerns that are more prevalent in disadvantaged communities such as the Target Areas. These health effects are likely exacerbated by the high density of brownfields located in residential areas, exposing residents to numerous contaminants via direct contact and inhalation. Health impacts potentially resulting from, or exacerbated by, environmental pollutants are discussed below.

The estimated prevalence of children with reported asthma for Licking County is 14.9%, compared to 13.3% for Ohio and 9.3% for the nation.<sup>11</sup> Asthma rates are 2-4 times higher for adults earning less than \$25,000 compared to those making \$25,000 or more.<sup>11</sup> City asthma prevalence rates were unavailable. Approximately 11.2% of individuals living below the poverty level have asthma, compared to only 8.7% of people living between 100-200% of the poverty level, and 7.3% of people living at more than 200% above the poverty level.<sup>12</sup>

7.0% of deaths caused by chronic illnesses in Licking County were attributed to chronic lower respiratory diseases compared with only 4.2% for Ohio and 4.6% for the nation.<sup>13</sup> The lung and bronchus cancer incidence rate (cases per 100,000 population per year) for the Union Street and the Mt. Vernon/4<sup>th</sup> Street corridors ( $\geq 105.6$ ) exceed the rate for the remainder of the City (avg. 61.7), Licking County (71.4), Ohio (75.0), and the nation (63.9).<sup>14</sup>

Only 77% of Licking County residents have adequate access to locations for physical activity, compared to 83% in Ohio and 91% nationally; city-specific data was unavailable.<sup>7</sup> As a result, 29% of County residents reportedly get no physical activity, compared with 26% in Ohio and 20% nationally. The percentage of obesity among lower income adults nationwide (30.7% for household income below \$35,000) is higher than that of those of with higher income (26.6%),<sup>15</sup> likely a result of lack of access and opportunity to exercise.

Additionally, housing in the Target Areas is in the 95-100<sup>th</sup> percentile nationally for percentage of homes with potential lead paint<sup>17</sup> (based on age of homes), which can cause developmental issues and sickness/death in children. These numbers demonstrate 1) the breadth of health concerns across Newark's population, and 2) a disproportionate impact from pollution to low-income residents in the City, especially in the Target Areas.

### **1.c. Financial Need**

**1.c.i** Newark's economic success has long been tied to a manufacturing base that has slowly crumbled, triggering a loss of employment opportunities and money available for investment in the community. The City is facing an ever-tightening budget as property values decline and local income tax revenues plummet as a result of a depressed labor force. Newark needs additional funding to assess the brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. Redevelopment of these sites will spur economic growth, remove threats to human and environmental health, provide impoverished residents with much needed employment opportunities, and increase the City's property and income tax bases.

According to Newark's Finance Manager, Ohio's Local Government Fund contribution to Newark has declined over 45% since 2010 and the elimination of the Ohio Estate Tax erased up to \$800,000 in the City's annual revenues. **From 2009 to 2013, the City experienced a decrease of total general revenues over 11%.**<sup>16</sup> In its current financial state, the City simply does not have available money to address brownfields and is relying on this grant to provide a kickstart.

Although unemployment rates citywide are consistent with state and national levels, they are masking a larger problem – the lack of quality, dependable employment, which is Newark's biggest financial concern. Unemployment rates in the Target Areas are substantially higher (ranging between 8.4-16.6%) than state and national levels, due to loss of industry and plant closures.<sup>3</sup> The median household income of approximately \$30k for the Union Street Corridor and a portion of the Mt. Vernon/4<sup>th</sup> Street Corridor (Target Areas) is substantially below the value for Newark (\$37k), Licking County (\$56k), Ohio (\$49k), and the nation (\$53k).<sup>3</sup> According to the EPA's Environmental Justice Screening and Mapping Tool, the Mt. Vernon/4<sup>th</sup> Street Corridor is in the 80-90<sup>th</sup> percentile and the Union Street Corridor is in the 95-100<sup>th</sup> percentile for low income populations nationally. At 22%, the City-wide poverty rate is well above that for the county, state, and nation. The poverty rate in census tracts of the Target Areas (28.6% and 31.8%), are nearly twice the poverty rate for Licking County (12.4%).<sup>3</sup> **The Target Areas have the highest poverty rates in the County.**

**1.c.ii** As manufacturers and supporting businesses closed, residents in the Target Areas lost their jobs. At its peak, the Wehrle Stove factory (Priority Site) employed over 3,000 people. In 2008, over 700 manufacturing jobs were lost as Owens Corning Fiberglass dramatically reduced their Newark operations.<sup>16</sup> Simultaneously, other manufacturers and businesses in Newark and Licking County also downsized. Most recently (2015), TenCate Armor (Priority Site) closed, resulting in the loss of an additional 85 high paying jobs. Many of these workers lived in the surrounding low-income neighborhoods and, without personal vehicles, were dependent on jobs where they could walk, bike, or use local public transportation to get to work. In the Mt. Vernon/4<sup>th</sup> Street Corridor, over 27% of households have no personal vehicle.<sup>3</sup> As factories and supporting businesses shut their doors, vacant, dilapidated sites have multiplied. With the lost income, workers in the surrounding neighborhoods lost their homes, the City lost income, and vacant housing added to the blight. Between 10 and 15% of housing units are vacant in the Target Areas, compared with only 8% in the County.<sup>3</sup> These vacant properties become magnets for vandalism, theft, and drug activity, putting a strain on the City's already stretched fire and police forces and compromising the safety of neighborhoods. Vacant homes and the brownfields have also depressed property values of those people still residing in the Target Areas. **The median home values in the Union Street (\$69k) and Mt. Vernon/4<sup>th</sup> Street Corridors (\$84k) are 39% and 25%, respectively, lower than the median home value for the City (\$113k).**<sup>3</sup> As discussed in 1.b.1, crime rates in Newark are very high compared to surrounding areas. As a result of the ever growing list of brownfields and decreased salaries of residents fortunate enough to have jobs, the City's budget has shrunk, further limiting its ability to adequately monitor brownfields, let alone redevelop them.

## **2. Project Description and Feasibility of Success**

### **2.a. Project Description, Timing, and Implementation**

**2.a.i** Newark's targeted approach includes identification of several "Community Corridors" throughout the City. Each corridor consists of one or more key commercial/industrial streets and the residential neighborhood surrounding those streets. The City focuses on improving infrastructure, City services, livability, and economic opportunities in each corridor. The intent of this approach is to create a **transformative impact on areas where funding such as Community Development Block Grants (CDBG) funds and other City resources are already concentrated.** This approach incorporates the **Livability Principles** of providing more transportation choices, promoting equitable, affordable housing, increasing economic competitiveness, supporting existing communities, leveraging federal investment, and valuing communities and neighborhoods. The two Target Areas for this grant project, the **Union Street Corridor** and the **Mt. Vernon/4<sup>th</sup> Street Corridor** were chosen using this approach.

**The Union Street Corridor** was formerly a vibrant and diverse commercial and residential area near downtown Newark. This area is now home to vacant, blighted buildings and the resulting underserved residents. The City plans increase economic competitiveness and support the existing community by transforming the corridor into a walkable, mixed use commercial/retail/residential neighborhood. **The Mt. Vernon/4<sup>th</sup> Street Corridor**, once a lively neighborhood with single-family homes surrounding the scattered commercial businesses along Mt. Vernon Road, has fallen into decay. Several gas stations and automobile repair facilities that once operated have been closed/abandoned, some with underground storage tanks remaining. The City wants to assess these sites as a first step in redeveloping this Target Area into a strong residential neighborhood, with affordable housing and operating commercial businesses, rather than closed, vacant gas stations, manufacturing plants, and dilapidated buildings.

The assessment grant project and revitalization plans are guided by the City's **Destiny 2020 Comprehensive Plan** (Destiny 2020). In 2002, the City convened a group of business and community leaders to spearhead a community-wide effort to create a targeted approach to smart growth and creation of a truly livable community. Over 50 volunteers served on steering and outreach committees and more than 500 residents provided their input through public meetings, focus groups, surveys, and interviews to create Destiny 2020, which specifically calls out the importance of redeveloping brownfield sites. In 2011, the City used this same approach to update Destiny 2020 with its **Healthy, Green, & Growing initiative** to encourage healthier lifestyles, become more fiscally and environmentally sustainable, and promote redevelopment.

Several of the Priority Sites already have planned end uses that align with the revitalization plans of Destiny 2020. The City intends to assess the **1100 Mt. Vernon Road** site, a former gas station, so that an adjoining property owner can expand his business (a storage facility) onto the property. The former **TenCate Armor** site will be redeveloped into a high-tech, light industrial facility and a



plumbing & heating business plans to expand on to the former **Newark Electroplating** site, which will provide jobs for the residents of the surrounding neighborhoods.

Prioritizing these sites for assessment to foster redevelopment allows the City to bias redevelopment into areas with existing infrastructure, limiting utility extensions, reducing construction materials (steel and concrete pipe, fiber optic lines, etc.), and reducing air emissions (greenhouse gases, particulate matter) from construction. These **sustainable practices will help the City to reuse existing resources**, reduce fossil fuel use and emissions, and minimize its energy use and waste generation during brownfields redevelopment. Because most brownfields in the City are abandoned/underutilized manufacturing/commercial buildings located in areas served by existing infrastructure, the reuse of these sites epitomizes sustainable redevelopment.

The City will also incorporate sustainable and “green” redevelopment practices into redevelopment projects; the City uses these practices in its own operations. Illustrating its commitment to sustainability and green building practices, in 2011, the City used \$143,000 in CDBG funds to construct a bio-digester at the City’s wastewater treatment plant. Some of the methane produced by the bio-digester is used to supply power to the wastewater treatment plant and the remainder is sold to other end users.

**2.a.ii.** The City’s Economic and Community Development Dept (ECD), supported by the City’s Auditor and other City staff, and a qualified environmental consultant (the project team) will lead the community-oriented Assessment Grant project to support revitalization. The project team will begin by preparing an overall 36-month project timeline to ensure the project remains on schedule and to ensure Assessment Grant funds are expended by the end of the 3-year cooperative agreement period. The project team will meet monthly to ensure individual projects are progressing, the overall project schedule benchmarks are being met, and that the grant project is completed within the three-year grant cycle. The ECD will be responsible for day-to-day grant operations including updating and maintaining the brownfields inventory; distributing information to the community; working with the community to prioritize sites for assessment; and tracking project progress. The ECD will host a project “kick-off” meeting with its community partners, including those that are on the project team and prepare a Work Plan within one month of receiving notification of the Assessment Grant award. Priority Sites in the Target Areas have already been identified (Section 1). The ECD will be responsible for submittal of required reports to the USEPA and managing the brownfields information.

**(a)** Using a Qualifications-Based Selection Process that complies with federal procurement regulations (40 CFR §31.36), the City previously retained a highly competent environmental consultant to conduct the environmental assessments and assist with project tracking. **The City can therefore begin project work immediately upon receipt of grant funds.** The consultant has a multitude of experience with environmental regulations, requirements and policies; environmental due diligence; transactions of environmentally impaired property; environmental site assessments; brownfield redevelopment and financing; and community outreach activities. The consultant also has extensive experience with, and understanding of, the Ohio Voluntary Action Program (VAP) and BUSTR. The consultant has managed more than 70 USEPA grants. The City understands that a strong relationship with the qualified environmental consultant(s) is necessary to the success of USEPA grant projects.

**(b)** The City selected the Priority Sites (Section 1.a.iii) because of their location within the Target Areas, their proximity to sensitive populations, and/or their condition. As the grant project progresses, other priority sites, as well as high-risk and developable sites identified by community members and community organizations (Sections 2.a, 3.a, and 3.c) will be integrated into the project. The City developed a prioritization ranking system to assist in selecting additional sites for assessment based on the following factors. **First**, sites where available information suggests an imminent threat to public welfare or the environment exists. **Second**, high-opportunity brownfields that will help the City achieve the goals and objectives of Destiny 2020 and the Healthy, Green, & Growing initiative. **Third**, brownfields that receive interest for redevelopment or are identified as high community priorities during implementation of the Grant. The City successfully used this approach with their FY2012 Assessment Grant.

After a site is deemed eligible by the USEPA for assessment, the community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) (2-3 week timeframe for completion) and/or a Phase II ESA (4-6 weeks). Phase I ESAs will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527) and, where appropriate, the Ohio Administrative Code (OAC) 3745-300-06 for the Ohio VAP. The

environmental consultant will design Phase II ESAs conforming with ASTM Standard E1903-97 and, where appropriate, the Ohio VAP, to investigate areas of potential environmental impacts.

Assessment data will be carefully studied in order to determine the nature and extent of contamination; evaluate exposure pathways; conduct cleanup planning to determine appropriate mitigation/remediation strategies that are protective of human health and the environment; and support redevelopment activities. These assessments will support commercial and industrial redevelopments in the Target Areas with existing infrastructure, creating local jobs and amenities. The public will be notified of scheduled assessment activities. Program outputs and outcomes will be regularly entered into the ACRES database following Phase I and II ESAs, and subsequent remediation, and/or redevelopment activities. The City will work closely with USEPA and other stakeholders at every step.

A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled with fencing and signage during assessment operations. The assessment data generated will be used to help the City and/or a developer determine how to protect the community during redevelopment activities.

**(c)** Site access will be obtained as follows: For **property transfers**, a site access agreement will be required by the City from the current owner before assessment can begin. For **tax foreclosures**, the City will work with the Licking County Auditor's Office obtain site access. For **lender foreclosures**, the City will obtain an access agreement from the lender. For sites that **present an imminent threat** to public welfare or the environment, the City will work with OEPA to obtain site access. The City has been successful obtaining site access through appeals to the property owner that allowing site access may open up potential investment opportunities and that allowing site access is for the community good. The City rarely has to use enforcement methods to gain access.

## **2.b. Task Description and Budget Table**

**Task 1 Programmatic Costs:** Programmatic costs are \$12,400. The City will provide in-kind, labor resources and supplies associated with programmatic costs, including documenting the brownfields site selection process, coordinating and conducting operational meetings, and other activities associated with grant functions. The in-kind effort will consist of two hours per week for implementing programmatic activities, equaling an in-kind contribution of up to \$15,000 (300 hours at \$50/hour). Additional labor costs (beyond the in-kind contribution) of \$6,000 (\$4,000 hazardous/\$2,000 petroleum) are included for programmatic activities. Contractual costs include \$4,000 (\$2,500 hazardous/\$1,500 petroleum) for updating and maintaining brownfields information in ACRES. Once a site has been determined to be eligible, it will be entered into ACRES and its profile will be updated after completion of Phase I and II ESAs, remediation, and/or redevelopment. The petroleum grant also includes costs for attending one USEPA Brownfields Conference and an additional brownfield conference (\$1,200/trip).

**Task 2 Community Outreach:** Community outreach costs are \$8,500. Included is \$500 (hazardous substances) for printing and mailing project information and documents to citizens and community stakeholders and contractual costs of \$5,000 (\$2,500 each grant) and City personnel costs of \$3,000 (\$2,000 hazardous/\$1,000 petroleum) for conducting community outreach and stakeholder meetings, updating all websites (social media/city websites) as new information is generated, drafting press releases, and other activities to complete the community outreach programs. Effort beyond \$8,500 will be provided in-kind through additional labor and expenses (i.e., travel and supplies) needed to conduct environmental outreach meetings. Output=minimum of 4 kickoff meetings, 30 monthly meetings, 3 project closeout meetings.

**Task 3 Site Inventory and Selection:** Newark has an initial inventory (approximately 60 sites) and included \$2,650 in the budget for inventory maintenance costs, which includes travel costs of \$650 for identifying/confirming new sites and showing sites to interested parties (\$250 hazardous/\$400 petroleum). The Environmental Consultant will assist in compiling the inventory list throughout the project at a cost of \$2,000 (\$1,000 each grant). Output=25 new brownfields identified.

**Task 4 Site Assessment:** Over 80% of the site assessment task budget will be used to conduct ESAs. Sites will be evaluated through performance of Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527) and other ASTM standards and practices) and, when appropriate, the Ohio VAP. Newark will focus grant funds on performing assessments, especially Phase II ESAs, to determine the nature and extent of the contamination at Priority Sites. A Quality Assurance Project Plan must be completed and approved by USEPA prior to completing Phase II ESAs. The costs for completing Phase I and Phase II ESAs will vary depending on the complexity and whether VAP compliance is required. Based on past experience,

the City estimates Phase I ESAs will cost \$3,000 to \$6,000, VAP Phase I ESAs will cost \$7,000 to \$9,000, and Phase II ESAs will cost \$15,000 to \$60,000. The hazardous substances grant budget includes contractual costs of \$179,250 based on **eight Phase I ESAs** at \$3,750 each (\$30,000 total), and **five Phase II ESAs** at \$29,850 each (\$149,250 total). The petroleum grant budget includes contractual costs of \$81,200, based on **four Phase I ESAs** at \$3,050 each (\$12,200 total) and **three Phase II ESAs** at \$23,000 each (\$69,000 total). Phase Is will take 2-3 weeks and Phase IIs will take 4-6 weeks on average. These are averaged costs and timelines used for budgeting. Actual costs and timelines may vary. Priority Sites will be assessed as a preliminary step towards redevelopment. Output=12 Phase I ESAs and 8 Phase II ESAs completed, as well as QAPP, SAPs, and HASPs, which will be completed by the environmental consultant.

**Task 5 Cleanup Planning:** The City will conduct cleanup/redevelopment planning as required by the Ohio VAP for brownfields where redevelopment is imminent and such activities will facilitate the redevelopment. This may include preparation of Remediation Work Plans (RWPs), assessment of brownfields cleanup/redevelopment alternatives, and evaluation of institutional and engineering controls. Funds will be allocated as tasks are specified. Contractual costs for this task are estimated at \$16,000 (\$8,000 each grant), based on completing four total RWPs at \$4,000 each. RWPs are expected to take approx. 3-4 weeks. Output=4 RWPs/cleanup plans completed. To evaluate progress, Newark will document the outputs listed above. The City will also measure the following outcomes: acres of land assessed/remediated/redeveloped, acres of greenspace and parks preserved or created; jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged. The City will evaluate the project progress quarterly to assure the funds are being expended as anticipated and if the completed assessments are catalyzing remediation and redevelopment investment, creating jobs and mitigating exposure risks. Newark will adjust the site funding approach if the project is not generating the expected outcomes.

**2.b.ii.** The budget will be allocated as described below:

Budget Categories	Hazardous Substances Assessment Grant Project Tasks					
(programmatic costs only)	<b>Task 1</b> Programmatic	<b>Task 2</b> Community Outreach	<b>Task 3</b> Site Inventory	<b>Task 4</b> Site Assessment	<b>Task 5</b> Cleanup Planning	<b>Total Budget</b>
Personnel	\$4,000	\$2,000				<b>\$6,000</b>
Travel			\$250			<b>\$250</b>
Supplies		\$500				<b>\$500</b>
Contractual	\$2,500	\$2,500	\$1,000	\$179,250	\$8,000	<b>\$193,250</b>
<b>Total Budget</b>	<b>\$6,500</b>	<b>\$5,000</b>	<b>\$1,250</b>	<b>\$179,250</b>	<b>\$8,000</b>	<b>\$200,000</b>
Budget Categories	Petroleum Assessment Grant Project Tasks					
Personnel	\$2,000	\$1,000				<b>\$3,000</b>
Travel	\$2,400		\$400			<b>\$2,800</b>
Supplies						
Contractual	\$1,500	\$2,500	\$1,000	\$81,200	\$8,000	<b>\$94,200</b>
<b>Total Budget</b>	<b>\$5,900</b>	<b>\$3,500</b>	<b>\$1,400</b>	<b>\$81,200</b>	<b>\$8,000</b>	<b>\$100,000</b>

## 2.c Ability to Leverage

Assessment Grants can be vital for catalyzing brownfields redevelopment projects because they cover the costs of site assessment needed to support liability management, project design, and remediation planning. This alone is rarely sufficient to ensure a successful redevelopment. Newark understands this grant will not be a complete cure to the conditions brownfields have created and additional sources of funding will be required to ensure a successful program. Newark, therefore, is **pledging resources to the project (\$15,000 in staff time)**. Grants up to \$10,000 are also available to new and existing businesses and organizations through the **City of Newark Downtown Revitalization Fund**. The grants are awarded to those who will have a positive effect on the abatement of building deterioration, job creation and retention, and the preservation of historic elements. Fixed-rate revenue bonds, off-balance sheet transactions, and conduit revenue bonds are available through the Heath-Newark-Licking County Port Authority. **The Port Authority will also provide capital lease financing to firms that occupy redeveloped brownfields (a commitment letter is in Attachment C).**

Newark also plans to apply for the following state and federal leveraging resources:

Program	Amount	Program Description	Application to brownfields program
<b>USEPA</b>			
Brownfield Cleanup & RLF Grants	\$200,000-\$1,000,000	Outreach and Cleanup of hazardous substance/petroleum contamination	Community Involvement and Cleanup of Brownfields Sites.
Area Wide Planning Grant	\$200,000	Opportunity to build local ownership and commitment around shared vision for area's cleanup and redevelopment.	See left.
<b>Ohio EPA / Ohio Developmental Services Agency (ODSA)</b>			
Ohio Brownfield Fund	\$500,000 - \$5,000,000	Low-interest loan program for area-wide planning/assessment/cleanup	Loans for Community Involvement, Assessment, and Cleanup of Brownfields Sites.
Urban Redevelopment Loan Program	Varies	Loans for land and building acquisition, infrastructure improvements, brownfield site remediation activities, and building renovation/demolition.	Can be used to cleanup and prepare sites for redevelopment.
Abandoned Gas Stat. Cleanup Grant	\$500,000	Assessment and removal/cleanup of USTs at abandoned gas stations.	Newark plans to assess applicability for 2 abandoned gas stations, freeing up USEPA grant money for additional sites.
Jobs Ohio	\$500,000 - \$5,000,000	Loans and grants to assist with redevelopment of sites with likely job retention	Cleanup/redevelopment of abandoned or underutilized sites. <b>Newark will apply when developers show interest in sites.</b>
Targeted Brownfield Assessment Grants	\$557,000 (total funds)	Provides property assessments on brownfield sites at no cost to eligible public entities	VAP Phase I and Phase II ESAs free of charge. <b>Newark has previously used TBA funds.</b>
Neighborhood Revitalization Grant (through HUD CDBG)	\$500,000	Projects are designed to improve the quality of life, livability and functionality of distressed areas through a targeted investment in public facilities such as construction/rehabilitation of public infrastructure in a low- and moderate-income neighborhood.	See left.

With the grant and supplemental leveraged funds, Newark will be able to immediately tackle these projects and facilitate redevelopment. Newark has extensive experience in investing, cooperating, and leveraging grant funds for the redevelopment of our community. Newark has **leveraged \$6.6 million in environmental or redevelopment grants since 2008**, including a lead hazard reduction grant (\$2.5 million) and a residential blight elimination grant (\$1.1 million); in the past 5 years, redevelopment efforts have led to the investment of over \$30 million in public and private investments. Examples of Newark's ability to leverage are discussed in the following paragraphs.

A Phase II ESA and Cleanup Plan were completed for an industrial site using the City's FY2012 USEPA Assessment Grant. The City then received a \$500,000 grant to clean up the site through the Ohio Department of Development's Job Ready Sites Program. **The end user (an adjoining packaging company) plans to expand its operations to the site and add at least 50 jobs to the local economy.** At another site in Newark, a Targeted Brownfield Assessment and a Brownfield Action Plan were completed using OEPA funds. Subsequently, a \$50,000 grant was used for acquisition of the site and demolition of the existing vacant building.

Newark also leveraged a \$2 million Clean Ohio Revitalization Fund (CORF) grant to transform a brownfield on the banks of the Licking River. Aluminum reclamation activities resulted in large piles of dross covering nearly 20 acres. The river current eroded the bank adjoining the dross piles, causing the dross to enter the river and be transported downstream, and widening the river channel. Initial assessment was conducted using \$300,000 in bankruptcy funds that were awarded to the OEPA. In 2007, using \$2.5 million in OEPA funds, the OEPA and the US Army Corps of Engineers partnered to stabilize nearly 1,600 feet of the river bank that directly adjoins this

brownfield to prevent more dross from entering the river. In 2011 and 2012, the City used its CORF funds to consolidate the dross material on site, cap the dross, and demolish the remaining building foundations and walls. A No Further Action (NFA) letter was issued by the OEPA in 2013. **The City is planning to redevelop the site as public greenspace and may develop a portion of the site as a solar power array.**

In 2012, Newark was one of six communities to be awarded a Brownfield Action Plan Pilot grant from the Ohio Development Services Agency (ODSA). The program, which combines community planning and brownfield redevelopment, provides technical assistance from the ODSA to help awardees develop their action plan. Once the plan is developed, the awardees are provided with \$50,000 to help implement the plan. Through this program, Newark developed a plan for the Union Street Corridor that includes transforming this area into a mixed-use commercial and residential area with dining and entertainment venues that entice residents and visitors to the urban core. Twelve brownfield sites were identified during this process, several of which are Priority Sites (Union Street gas stations/auto repair facilities, Former Wehrle Stove).

**Newark's ability to leverage funds from other sources, as listed above, aligns with the USEPA Region 5 Priority: Coordinating Public Funding for Brownfields.**

### **3) Community Engagement and Partnerships**

#### **3.a. Engaging the Community**

**3.a.i.** Newark established a culture of community involvement with the development of the Destiny 2020 Comprehensive Plan and the Healthy, Green & Growing Initiative. Public meetings, focus groups, surveys, and interviews with residents were held to collect ideas and develop detailed recommendations. More than 500 residents helped determine the community's vision and over 60 volunteers served on the steering and outreach committees to incorporate community input into the final Plan and Initiative. The City used this successful model to incorporate community involvement during its FY2012 Assessment Grant project and the Brownfield Action Plan planning and implementation. It will use this model with a focus on residents, property owners, businesses, and neighborhood organizations (stakeholders) in the Union Street and the Mt. Vernon/4<sup>th</sup> Street Corridors during this Assessment Grant project.

The Plan for involving the local stakeholders will include three primary efforts: **1)** notification of Grant award, **2)** "kick-off" meeting and initial outreach, **3)** on-going education and communication. If the City learns of specific language or disability needs throughout any community involvement activities, it will provide the required support. Newark's residents rely on local newspapers, community organizations, radio stations, and the City's social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to the Newark Advocate and This Week - Licking County News. The City will also place advertisements on local radio stations (WCLT-100.3 FM and 1420 AM, WNKO-101.7 FM, and WHTH-790 AM) and the local Public Access Television Station, to reach residents at every educational level and those without internet service.
- Notifying the key community-based organizations that will have an active role in the project (described in 3c). Several of the organization will also publish notification about the grant award on their websites and in their newsletters.
- Posting notification of the award and USEPA Brownfield Program information on the City's website, Facebook, and Twitter pages.

Secondly, using the same successful methodology as the FY2012 grant project, the City will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. City Hall or library) to acquaint the Target Areas, key community organizations, environmental organizations, educational institutions, and the general public with the grant project. The City will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the City's website, Facebook page, Twitter, and newsletter.

Thirdly, the City will continue education and outreach activities, including hosting a brownfield workshop within the first year of the project, in coordination with supporting City Departments and community partners. The OEPA, BUSTR, and USEPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and report on the progress of the City's Brownfield Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.



If additional information on brownfield projects is requested by citizens or community organizations, additional public meetings will be coordinated by the City as necessary, and/or City project team representatives will attend partner organization meetings. When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented.

**3.a.ii.** Following Work Plan approval, the City will schedule a public kick-off meeting to acquaint the community with the project and its goals. The public will be asked to identify brownfields they feel are impacting health and welfare, which will be added to the inventory. This is important, as it ensures the voices of the stakeholders are heard, as they are most affected by the brownfields in the Target Areas. After completing an assessment, information will flow outward to the community, notifying local stakeholders of results, and explaining health and environmental impacts. Assessment results will be posted on City website, Facebook, and Twitter, with hard copies available as previously described. If health threats are identified, written notices will be sent to impacted citizens and the Licking County Health Dept (LCHD) will be contacted. When cleanup and/or redevelopment planning is initiated, explanations of plans and solicitation of comments on those plans, will be implemented. Monthly updates will be provided at public meetings and the project team will attend community organization meetings to discuss project results. At project close, the City will hold a final public meeting to discuss the project outcomes.

**3.b. Partnerships with Government Agencies**

**3.b.i.** Through its successful environmental and brownfield redevelopment programs, the City established a strong, productive relationship with the OEPA (OEPA runs the state's brownfield and voluntary cleanup programs). The City will work closely with the OEPA to help ensure appropriate assessment and cleanup activities are conducted at brownfields. The project will be conducted in compliance with OEPA guidance documents, Ohio's Voluntary Action Program (VAP) and/or BUSTR's Corrective Action Program (for petroleum sites). The City will work with OEPA and/or BUSTR staff for resolution of regulatory or procedural issues, interpretation of rules and guidance documents, and technical guidance. Newark has already partnered with OEPA during the assessment, demolition, and cleanup of several sites throughout the City (Section 2c), including sites in the Target Areas.

When contamination is discovered on brownfields, the cleanup criteria established under the Ohio VAP will be used to identify and address on-site health and environmental threats posed by contamination. If contamination discovered through assessment has the potential to negatively impact the health of local populations, especially as related to off-site exposures, the OEPA will be notified and brought in as a project partner with the City and Licking County Health Dept (LCHD).

Locally, the City will partner with the LCHD. Several LCHD programs, such as air monitoring and environmental nuisance complaints for commercial buildings (e.g., unsafe structures), and environmental health administration relate to the City's Brownfield program. The LCHD is actively involved in education/notification, testing, and monitoring related to radon, mold, lead poisoning, and groundwater protection. The expertise and experience of the LCHD will be called upon to help assess off-site health threats posed by contamination; identify toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfield is confirmed.

These partnerships will contribute to the success of the grant program by providing information on regulations, safety, and the health and welfare of affected individuals.

**3.b.ii.** The City will also rely on long-established relationships with local and state partners to ensure success of the project. Newark has established relationships with Ohio Department of Transportation (ODOT), the Ohio Historic Preservation Office (OHPO), the Licking County Historical Society (LCHS), and the Ohio Development Services Agency (ODSA), which can provide information on funding opportunities, historical information on sites, and local property boundaries, easement, and right-of-way information. The Licking County Engineer's Office and the Licking County Department of Planning and Development (LCDPD) will help ensure that sustainable and equitable development goals are met. The LCDPD will support the City's brownfield program by providing guidance to optimize existing infrastructure and identify appropriate re-use of sites in relation to the surrounding neighborhoods. The Engineer's Office will offer guidance on stormwater pollution prevention measures such as bioswales and rooftop rain gardens during redevelopment planning and will review stormwater pollution prevention plans at sites where grading or construction occurs. Additionally, the Agency for Toxic Substances and Disease Registry's Community Environmental Health Education Kits, presentations, and fact sheets will be used to support

outreach efforts. The City of Newark is an entitlement community; therefore it receives CDBG funds every year. The CDBG grant dollars fund many community and economic development programs (i.e., Downtown Revitalization Fund).

### **3.c. Partnerships with Community Organizations**

**3.c.i.** The City identified the following relevant organizations as project partners.

**Central Ohio Technical College (COTC)** offers associate degree and certificate programs in business, health, engineering, and public service technologies. COTC will support the Assessment Grant by engaging their students in the site inventory process.

**Newark Development Partners** is a collaborative venture engaging the public and private sectors dedicated to incentivizing investment in Newark. They will use their connections with businesses and developers to inform these stakeholders of brownfields redevelopment opportunities.

**Licking County Chamber of Commerce** is a long-standing business organization that represents more than 1,000 members in the Newark area. It will help match its growing business members and entrepreneurs with redevelopment opportunities in Newark and will disseminate assessment grant project information to its members.

**South Newark Civic Association** has a mission to build harmony among neighbors through development of service learning activities and the promotion of volunteering. This grass-roots, non-profit organization, based in Union Street Corridor (Target Area) will assist the City with educating the communities about the brownfields program by distributing and posting information about the project in their newsletters and monthly meetings.

**Downtown Newark Association's** mission is to preserve the historic nature of the City while readapting the usage of the downtown district to fit the needs of the community today. They will assist the City by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses.

**Licking County Concerned Citizens for Public Health and Environment's** is a non-profit, grass-roots organization whose purpose is to educate and empower citizens to promote a healthy environment in which people will be protected from soil, water, and air pollution. They will help the City by identifying sites that are impacting the community and by distributing and posting information on their website.

**3.c.ii.** Letters of Commitment are included in Attachment B.

**3.d. Partnerships with workforce development programs:** The City will promote local hiring of workers by posting positions in brownfield assessment, cleanup, and revitalization on their website and through press releases to the Newark Advocate and This Week - Licking County News. The City will also partner with the administrators at Central Ohio Technical College to link graduates to job opportunities in brownfield assessment, cleanup, and revitalization. There is no USEPA Environmental Workforce Development/Job Training program in the Newark area.

## **4.0 Project Benefits**

**4.a. Welfare, Environmental, and Public Health Benefits:** Brownfields pose a threat to residents by exposing them to hazardous substances, including asbestos and lead-based paint, and petroleum products/vapors. Consistent with Newark's brownfields program goals and guiding objectives of the Destiny 2020 and Healthy, Green, & Growing initiative, the Assessment Grant will characterize threats the Priority Sites pose to human health and the environment; therefore, reductions in health and welfare threats will be directly beneficial to the disproportionately affected, underprivileged residents, helping to address the environmental justice issues these sites present. Threats to residents will be mitigated by completing site assessments designed to identify the nature and extent of contamination, followed by direct remediation and redevelopment to reestablish site control through engineering and/or institutional controls. Additionally, **the redevelopment of brownfields to stores, restaurants, parks, offices, and housing will reduce the negative effects brownfields have on the surrounding residents, such as exposing them to hazards like lead paint, asbestos, and airborne particulates. The reduction in hazards from brownfields may curb the City's high rates of asthma, cancer and chronic lower respiratory disease incidence and mortality rate.** Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. The redevelopment outcomes of this project coincide with the guiding Livability Principles<sup>2</sup> of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods.

The redevelopment of Priority Sites will also lead to mitigation of nonpoint pollution sources and illicit discharges to surface waters, improving water and sediment quality in Raccoon Creek and the Licking River. This will reduce contaminants in the river, improve aquatic life, and allow for fishing and recreation activities so the waterways can become safe, accessible, focal points for the City, a major part of Newark's vision for the future. Assessment of soil, groundwater, and soil gas may also lead to environmental cleanup of these media, which will reduce future exacerbation issues. It will also improve the quality of groundwater, the primary drinking water source for City residents.

The City will bias development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and air emissions from construction, all of which are environmental benefits. The City will also encourage/require the use of green site investigation methods during brownfields assessment, and green remediation and construction methods during brownfields cleanup and redevelopment. These methods may include in-situ data loggers, direct-push drilling, solar powered equipment and charging systems, idling reduction plans for equipment and diesel vehicle retrofit technologies. If demolition is necessary, the City will strongly encourage deconstruction practices rather than traditional demolition of buildings and recycling/reuse of demolition debris. Newark already has a habit of reuse; during demolition of the Wehrle Stove Factory (Priority Site) building, over 120,000 board feet of wood were salvaged; wood that otherwise would have ended up in a landfill. The wood was repurposed into solid and engineered flooring, timber frames, custom cabinetry, furniture, fixtures, and millwork. The City will encourage the installation of energy efficient heating/cooling and lighting systems, resulting in reduced resource use and operating costs, and encourage developments to pursue certification through the Leadership in Energy and Environmental Design (LEED) program. These sustainable development approaches will help the City reuse existing resources, reduce fossil fuel use and emissions, and minimize its energy use and waste generation during brownfields redevelopment, providing environmental and public health benefits.

Sustainable development principles, including strategic land use planning (land use matched to existing infrastructure) and preserving natural resources and greenspace, are woven into the Destiny 2020 and the Healthy, Green, & Growing initiative. In 2012, the City completed the Church Street Bike Trail Connector using a Clean Ohio Trail Fund grant. This two-mile bike trail connects the TJ Evans Trail (west side of Newark) with the Panhandle Trail (east side of Newark), which increases access to areas for the high percentage of residents without vehicles.

Redevelopment of a former warehouse in the Mt. Vernon/4<sup>th</sup> Street corridor illustrates the City's desire to improve welfare and public health benefits. The \$5 million [Farmers Market](#), which opened in the summer of 2016, has a goal of increasing local, healthy food access for low-income families in the community. **The market will be the first in the county to accept SNAP and Senior, Women, Infants and Children nutrition program benefits.**

The benefits discussed above coincide with the Destiny 2020's goals of protecting/improving the health and welfare, enhancing the quality of life for residents, and protecting environmental resources while directing growth to infill existing areas/neighborhoods.

**4.b. Economic and Community Benefits:** Each successful redevelopment will have the following positive economic and community impacts:

- Redevelopment of the abandoned commercial and industrial sites located within the Target Areas will reduce the negative impact on home values, boost tax revenues, and reduce the financial strain on the City's protective forces (police and fire) caused by the need for increased monitoring of these facilities.
- Redevelopment will provide opportunities for high-tech businesses that will bring high-paying jobs. These jobs, along with entertainment venues and educational institutions, will attract young professionals to work and live in Newark.
- With new job opportunities, Newark's residents will once again be able to support their families and invest in their communities, improving living conditions in struggling neighborhoods and the community while increasing both the income and property tax bases. This will also likely result in a decrease of Newark's high property crime rates.

Relative to the Target Areas for this grant project, transitioning brownfields to mixed-use opportunities in the Union Street Corridor and the south portion of the Mt. Vernon/4<sup>th</sup> Street Corridor will create entertainment and dining venues, bring residents to the urban core, and help achieve a primary Destiny 2020 objective of creating a vibrant, active downtown community.

Redeveloping brownfields in the northern portion of the Mt. Vernon/4<sup>th</sup> Street Corridor to multi-unit residential, low-density commercial, or high-tech light industrial will help eradicate blight and stabilize this residential neighborhood.

The Destiny 2020 and the Healthy, Green & Growing Initiative call for improving connectivity among the City's neighborhoods and downtown area by linking new bike paths, and greenspace together. The City and its partners are promoting greenspace and connectivity elements in the redevelopment projects, which supports the Livability Principles of valuing communities and neighborhoods.

By transforming the Union Street Corridor into a walkable, mixed use commercial/retail/residential neighborhood and the Mt. Vernon/4<sup>th</sup> Street Corridor into a strong residential neighborhood, with affordable housing and operating commercial businesses, the City hopes to create more equitable neighborhoods that provide residents access to affordable housing and entertainment options. This approach epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. Furthermore, because this work will be completed on existing industrial and commercial sites, residents will not be displaced from their homes or neighborhoods during cleanup and redevelopment. Each of the planned redevelopment projects in the Target Areas discussed in this application meet the Livability Principles of increasing economic competitiveness (*redevelopment of the Priority Sites with commercial and industrial uses*), leveraging federal investment (*assessment grant dollars*), and valuing/supporting the community and its neighborhoods (*directing funds and redevelopment into the Target Areas*).

## **5.0 Programmatic Capability and Past Performance**

**5.a. Audit Findings:** The City has had no adverse audit findings with management of the USEPA Brownfield grants or any other grants.

**5.b Programmatic Capability:** Newark has significant programmatic capabilities in place to manage all municipal funding streams, which currently total over \$104 million. The City's staff successfully managed a FY2012 USEPA Assessment Grant, as well as numerous other Federal and State grant and loan programs. The staff has the technical, administrative, and accounting capabilities and management systems in place and to ensure the timely and successful expenditure of funds.

The City's project team for this grant project is the same experienced, dedicated team that worked together on the 2012 USEPA Assessment Grant project. **Mr. Mark Mauter**, Director of Development will serve as Project Director. He has been the Director of Development since 2012 and has over 25 years of experience as the owner and president of a residential construction firm. He was actively involved in the management of the City's 2012 USEPA Assessment Grant, Clean Ohio grants, and the City's CDBG grants. He is currently the lead City staff member for all grant distributions and reviews all quarterly reports submitted by the City for these grants. Mr. Mauter will be responsible for all grant operations (community outreach, marketing, initial project evaluations, site/loan document preparation, reporting, etc.), payment requests and transfers through the Automated Standard Application for Payments (ASAP) system, and management of the environmental consultant. Additional staff in the City's Economic & Community Development Department, as well as the City's Mayor's office and Treasurer Department, will assist with grant management. In the unlikely event of staff turnover, the depth of the staff on the City's project team will allow for a seamless transition to other experienced members.

Newark understands that technical expertise will be needed to successfully implement the grant. Through a qualifications-based bid process, **the City retained a qualified environmental consultant to assist in managing the activities funded by the grant and can therefore begin project work immediately upon receipt of grant funds.** The consultant has a multitude of experience with environmental regulations, requirements and policies; environmental due diligence; transactions of environmentally impaired property; environmental site assessments; brownfield redevelopment and financing; and community outreach activities. The consultant also has extensive experience with, and understanding of, the Ohio VAP and BUSTR. The consultant has managed more than 70 USEPA grants.

**5.c. Measuring Environmental Results:** The number of brownfield sites identified, the number of Phase I and Phase II ESAs completed, the total acres of land assessed, the total acres made ready for reuse or acres of greenspace created for communities, the number of jobs created, the aMt. of leveraged funding, and the number of community meetings held will be measured and tracked by the City; the Environmental Consultant will assist in record keeping. GIS software and the ACRES

database will be utilized to record the acres of land assessed, locations of identified brownfields, locations of assessed brownfields, locations of redeveloped sites, and number of jobs created. Project success will be evaluated by whether the following goals are met: identification of 25 new brownfield sites, completion of 12 Phase I and 8 Phase II ESAs, 4 cleanup plans, and 12 community meetings held (one meeting per quarter). Progress will be measured quarterly and documented in Quarterly Reports.

The City will also evaluate if the project has minimized exposure to hazardous substances and other contamination and if sustainability practices/Livability Principles have been incorporated into the grant project. This will be completed by evaluating types and concentrations of contaminants present, the placement of engineering or institutional controls to protect residents, construction/ redevelopment practices, and types of redevelopment projects completed.

If project goals are not being met, a meeting will be scheduled between the City, local stakeholders, and the Environmental Consultant to discuss the reasoning for shortcomings and potential changes to the project approach.

#### **5.d. Past Performance and Accomplishments**

**5.d.i.1. Accomplishments:** In 2012, the City received a \$200,000 USEPA Community-wide Hazardous Substances Assessment Grant and successfully assessed brownfield sites using 100% of grant funds within the three-year cooperative agreement period. Six sites were assessed using the grant funds. Five Phase I ESAs, one hazardous materials assessment, two Phase II ESAs, and one cleanup plan were completed. The outputs and outcomes are accurately reflected in the ACRES database. Success stories for some of the assessed sites are presented below.

A Phase I ESA was conducted at the former Hartzler School site as part of pre-acquisition due diligence. The site was donated to Look Up Ministries, a non-profit Christian-based organization, which is redeveloping the site into a Community Center and constructing a new outdoor pavilion.

A Phase I ESA and a hazardous materials assessment were conducted at the Arcade Place, which is located in the Union Street Corridor. The owner has subsequently renovated the second floor into apartments and remodeled the first floor commercial spaces. Three, first-time business owners have moved into the commercial spaces, resulting in approximately six new jobs.

A Phase II ESA and remedial planning were completed on a former industrial site. After assessment, the City received a \$500,000 grant to clean up the site through the Ohio Department of Development's Job Ready Sites Program. Eligible activities under the grant include remediation of environmentally contaminated property. The end user (an adjoining packaging company) plans to expand their operations to the site and add at least 50 jobs to the local economy.

**5.d.i.2. Compliance with grant requirements:** The City complied with the project Work Plan and all grant requirements; and completed project reporting, including quarterly progress reports and timely entry of property profiles and assessment grant outputs in the ACRES database. The City spent 100% of the grant funds and successfully closed out the grant. The City has the procedural knowledge to successfully disburse Assessment Grant funds and track Assessment Grant expenditures. As described above, the City has had exceptional success in reaching project goals/outcomes. Newark needs additional funding to continue the path towards redevelopment in the Target Areas which is a key first step towards revitalizing the entire city.

**References:** 1. <http://www.newarkohio.net/city-services/departments/development/programs/economic-development/community-reinvestment-areas>. 2. Principles adopted by the partnership between the USEPA, United States Department of Transportation, and United States Department of Housing and Urban Development to promote smart growth. 3. American Community Survey, 5-year estimates, 2014. 4. Neighborhoodscout.com. 5. University of Wisconsin Population Health Institute, County Health Rankings, 2016. 6. Ohio Department of Education. 7. County Health Rankings & Roadmaps, 2016. 8. USA Today Special Report, The Smokestack Effect. 9. 2009 Newark CORF Application. 10. US Fish and Wildlife Service, 2010. 11. Centers for Disease Control and Prevention, Behavioral Risk Factor Surveillance System, 2006. 12. *Trends in Asthma Prevalence, Health Care Use, and Mortality in the United States, 2001-2010*, National Center for Health Statistics, May 2012. 13. Ohio Department of Health, 2004-2006. 14. Ohio Cancer Incidence Surveillance System, 2008. 15. Vital and Health Statistics, Series 10, Number 249, December 2010. 16. Newark Economic & Community Development Department. 17. EPA Environmental Justice Screening and Mapping Tool.



## Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Newark, Ohio

### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Coordinated Public Funding for Brownfields

Page Number(s): 10

### Assessment Other Factors Checklist

Please identify (with an **x**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Target brownfield sites are impacted by mine-scarred land.	
x	Project is primarily focusing on Phase II assessments.	7
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
x	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	1, 5
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic	

Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Craig W. Butler, Director

November 29, 2016

U.S. Environmental Protection Agency, Region 5  
ATTN: Matthew Didier  
77 West Jackson Blvd., Mail Code SE-7J  
Chicago, IL 60604-3507

**RE: City of Newark, Community Wide Assessment Grant Proposal**

Dear Mr. Didier:

I am pleased to offer Ohio EPA's support for the City of Newark's (City) Community Wide Assessment Grant Proposal. The City is applying for a community wide assessment grant totaling \$300,000. We have worked with the City on brownfields in the past and hope to be able to provide continued support under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the City is requesting under their community wide assessment grant proposal will be used to help revitalize the Union Street Corridor, the city's target area, along with other sites within their jurisdiction. The City is struggling to revitalize due to their economic challenges and the significant loss of industry. To date, over 200 brownfield sites have been identified many of which are no longer in operation and require assessment prior to redevelopment. The City will build upon work completed using a FY2012 U.S. EPA assessment grant and state funding to incentivize redevelopment of brownfields near residential and downtown areas, preserve urban green spaces and encourage sustainable development.

We look forward to working with the City of Newark and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285 or via e-mail at [Martin.Smith@epa.ohio.gov](mailto:Martin.Smith@epa.ohio.gov).

Sincerely,

Martin Smith, Manager  
Ohio Environmental Protection Agency  
Voluntary Action Program

cc: Matt Mauter, Development Director, City of Newark  
Debbie Strayton, Ohio EPA, DERR/CDO



## Department of Commerce

Division of State Fire Marshal  
John R. Kasich, Governor  
Jacqueline T. Williams, Director

November 22, 2016

Joe Dufficy  
U.S. EPA Brownfield Contact, Region 5  
Community and Land Revitalization Branch  
77 West Jackson Boulevard  
Mail Code SM-7J  
Chicago, IL 60604-3507

Subject: Letter of Support for City of Newark - USEPA Community Wide Brownfield  
Assessment Grant proposal

Dear Mr. Dufficy:

This letter acknowledges that the City of Newark has notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use the \$300,000 grant proposal for a community-wide brownfield assessment for petroleum and hazardous wastes. The City will focus Phase I and Phase II Assessments on the Union Street Corridor. The City has over 100 gasoline stations, auto repair facilities and underground storage tank sites and many of them are currently closed or vacant. The City hopes to use the grant to further the work started with the FY2012 USEPA Assessment Grant for hazardous substances and the Clean Ohio Grants it has received. The grant will be paired with existing economic and community development programs and be used to redevelop these blighted and vacant areas into businesses that provide opportunities for the residents as well as improving the greenspace, and support the pathway to a sustainable community and economy.

I am pleased to offer BUSTR's support for City of Newark's Community Wide Brownfield Assessment Grant proposal. We look forward to working with the City of Newark and the U.S.EPA on this project.

Sincerely,

Verne A. Ord  
Assistant Chief – BUSTR  
Division of State Fire Marshal  
Ohio Department of Commerce

xc: Site File  
Mark Mauter, City of Newark

## **Attachments**



**ATTACHMENT A**  
**THRESHOLD CRITERIA**

## **THRESHOLD CRITERIA FOR ASSESSMENT GRANTS**

### Applicant Eligibility

The City of Newark is a general purpose unit of local government in the State of Ohio.

### Letter from State Environmental Authority

Letters from the Ohio Environmental Protection Agency (OEPA) and the Ohio Bureau of Underground Storage Tank Regulations (BUSTR) are attached to the cover letter.

### Community Involvement

The City of Newark established a culture of community involvement with the development of the Comprehensive Plan and the Healthy, Green & Growing Initiative. Public meetings, focus groups, surveys, and interviews with residents were held to collect ideas and develop detailed recommendations. More than 500 residents helped determine the community's vision and over 60 volunteers served on the steering and outreach committees to incorporate community input into the final Plan and Initiative. The City used this successful model to incorporate community involvement during its 2012 Assessment Grant project, and will also use this model with a focus on residents in the Union Street Corridor and the Mount Vernon Road/South 4<sup>th</sup> Street Corridor, during this Assessment Grant project.

The Plan for involving the affected community will include three primary efforts: **1)** notification of Grant award, **2)** “kick-off” meeting and initial outreach, **3)** on-going education and communication. Newark's residents rely on local newspapers, radio stations, and the City's social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to the Newark Advocate and This Week - Licking County News. The City will also place advertisements on local radio stations (WCLT-100.3 FM and 1420 AM, WNKO-101.7 FM, and WHTH-790 AM) and the local Public Access Television Station, to reach residents at every educational level and those without internet service. If the City learns of specific language or disability needs, it will provide the required support.
- Notifying the key community-based organizations that will have an active role in the project (described in 3c). Several of the organization will publish notification about the grant award on their websites and in their newsletters.
- Posting notification of the award and EPA Brownfield Program information on the City's website and Facebook page.

Secondly, the City will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. City Hall or library) to acquaint the targeted communities, key community organizations, environmental organizations, educational institutions, and the general public with the grant project. The City will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the City's website, Facebook page, and newsletter.

Thirdly, the City will continue education and outreach activities, including:

- Developing and hosting a brownfield workshop within the first year of the grant program, in coordination with supporting City Departments and community partners. The OEPA, BUSTR, and EPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and report on the

progress of the City's Brownfield Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.

- Providing regular updates on program progress through the City's website, the City's Hot Topics Newsletter, and the City's Facebook page. Additionally, the City will continue to issue press releases about the grant project to local newspapers.

If additional information on brownfield projects is requested by citizens or community organizations, additional public meetings will be coordinated by the City as necessary, and/or City project team representatives will attend partner organization meetings.

Following completion of an assessment, assessment and cleanup/reuse information will be provided to appropriate community and project stakeholders, including results of the assessments, and explaining health and environmental impacts of findings. The City and the environmental consultant will present the information at a level of detail dictated by the audience. If health threats are identified, the Licking County Health Department (LCHD) will become a partner in community involvement and education (Section 3.b). When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented. At the close of the project, the City will provide a final report to the community summarizing project outputs and outcomes.

#### Site Eligibility and Property Ownership Eligibility

The applicant is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria do not apply.

**ATTACHMENT B**  
**COMMITMENT LETTERS FROM COMMUNITY GROUPS**

November 20, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: US EPA Brownfields Assessment Grant Application

Dear Mark:

The 6<sup>th</sup> Street and Growing Community Gardens is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency Brownfields Assessment grant. We understand that by providing funds to inventory, characterize, and assess brownfield sites within the City, the grant will sustain progress toward a healthier community and natural environment, and will promote economic development and job creation.

The purpose of the 6<sup>th</sup> Street and Growing Community Gardens is to expand urban organic gardening in Newark while uniting the community. Our mission is to create community and fresh food through organic gardening in inner city Newark. Large portions of the City do not have adequate access to fresh healthy foods. We believe redeveloping brownfields could potentially lead to the placement of a new grocery store, which would provide residents with a place to purchase healthier food options.

We are committed to working with the City of Newark to identify brownfield sites that impact the local community. We will reach out and further educate our community on the environmental issues associated with the brownfield sites by distributing and posting information about the grant project on our webpages.

Sincerely,



- President

# CENTRAL OHIO TECHNICAL COLLEGE

Office of the President  
Bonnie L. Coe, Ph.D.

December 1, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Mark:

As president of Central Ohio Technical College (COTC), I am pleased to provide this letter in support of the U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant for the City of Newark. This project will address important issues of economic development, health and environment in the City.

COTC is recognized for its efforts to implement a model of civic responsibility and service learning, thus demonstrating its ability to recognize and meet community-identified needs. Throughout our history, COTC has understood its role in the local community; we continue to work in collaboration with countless organizations and individuals for the betterment of the community.

COTC has enjoyed a long and productive relationship with civic, business and governmental leaders in Licking County and specifically with the Newark City Economic Development Office. During the course of the Assessment Grant, the College will provide students and staff to conduct ground surveys throughout the community to help identify and prioritize brownfields and other support as needed (community and health surveys, etc.). The benefits of conducting the ground surveys are two-fold: 1) we will provide an important in-kind service to the City, and 2) our students will gain valuable work experience while learning more about their temporary community and contributing to its improvement.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of Newark residents, making our City economically strong and environmentally safe.

Sincerely,



Bonnie L. Coe, PhD  
President



December 8, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: US EPA Community Wide Brownfields Assessment Grant Application

Dear Mark,

The Downtown Newark Association is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Downtown Newark Association was organized in May 2007 and we now have over 110 members, which include business owners, city government officials, media, entertainment, and business and non-profit organizations. Our goal is to improve and promote downtown Newark and we sponsor and participate in many downtown events.

We will assist the City of Newark with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,

A handwritten signature in black ink, which appears to read 'James Hostetter', is written over the word 'Sincerely,'.

**James Hostetter**  
Downtown Newark Association President





November 23, 2016

Mr. Mark Mauter  
Economic Development Coordinator  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

***Re: U.S. EPA Community Wide Brownfields Assessment Grant Application***

Dear Mark,

The Licking County Foundation is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand that by providing funds to inventory, characterize, and assess brownfield sites within the City, the grant will sustain progress toward a healthier community and natural environment, and will promote economic development and job creation.

Established in 1956, Licking County Foundation is dedicated to improving the quality of life in our community by helping caring people meet their philanthropic goals. LCF is a nonprofit charitable organization composed of 232 funds given by generous individuals, businesses and organizations. In 2015, these funds had a combined market value of more than \$82.2 million; and \$2.7 million in grants and scholarships were awarded to benefit many worthy local projects, programs, organizations and students. These grants enhanced almost every aspect of life in Licking County—including education, arts and culture, youth and families, health and human services, parks and recreation, economic development and more.

We welcome the opportunity to work with the City of Newark to identify brownfield sites that impact the local community. We will reach out and further educate our community on the environmental issues associated with the brownfield sites by distributing and posting information about the grant project on our webpage.

Best Regards,

A handwritten signature in blue ink, appearing to read "Connie Hawk", is written over the "Best Regards," text.

Connie Hawk  
Director

November 20, 2016



Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Mr. Mauter:

The Licking County Chamber of Commerce is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Licking County Chamber of Commerce is one of the oldest business organizations in the state and the largest chamber in Central Ohio. With over 1000 members, we lead our region in actively supporting job creation among local businesses while aggressively marketing our community to attract new companies. Our chamber advocates a pro-business approach and acts as a conduit to keep our membership informed so that they can make the best decisions for their businesses and families.

We will assist the City of Newark with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our community economically strong and environmentally safe.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer McDonald".

Jennifer McDonald  
President & CEO  
Licking County Chamber of Commerce

R. Joseph Ebel, R.S., M.S., M.B.A.  
Health Commissioner



## Licking County Health Department

675 Price Road, Newark, OH 43055

(740) 349-6535  
(740) 349-6474 WIC  
(740) 349-6475 Environmental  
(740) 349-6476 Nursing  
(740) 349-6510 FAX  
[www.lickingcohealth.org](http://www.lickingcohealth.org)

November 22, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

RE: Letter of Commitment for USEPA Brownfields Assessment Grant  
USEPA Brownfields Assessment Grant Project  
City of Newark, Ohio

Dear Mr. Mauter:

The Licking County Health Department (LCHD) is pleased to support the City's application for a USEPA Brownfield Assessment Grant. The Environmental Health Division of the LCHD investigates health problems and environmental public health hazards, and enforces public health laws to protect the community. Environmental health is the discipline that focuses on the health interrelationships between people and their environment, promotes human health and well-being, and fosters a safe and healthful environment.

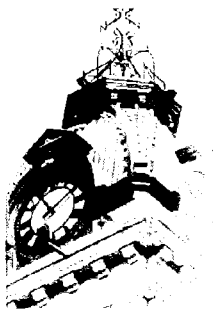
The assessment grant is a great start down the path of reinvestment and improving the quality of life in the City, as well as improving overall human and environmental health.

LCHD will be a partner with the City in promoting the goals of identifying, assessing, and cleaning brownfield sites within the City. Specifically, we will commit personnel time to evaluate existing data on the health of Newark's residents with specific regard to residents who live in proximity to brownfield sites. Additionally, we will help with public engagement through our website and any other outreach we conduct.

We look forward to the opportunity to be a partner.

A handwritten signature in cursive script that reads "R. Joseph Ebel" followed by the text "R.S., M.S., M.B.A." in a smaller, printed font.

R. Joseph Ebel R.S., M.S., M.B.A.  
Health Commissioner



## LICKING COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

Gerald A. Newton -  
Director

November 28, 2016

Mark Mauter  
Economic Development Director  
City of Newark  
40 W Main St.  
Newark, OH 43055

RE: U. S. EPA Brownfields Area-Wide Planning Grant Application  
City of Newark Western Rail Line Industrial Corridor

On behalf of the Licking County Planning Commission, it is my pleasure to support the City of Newark's U.S. EPA Brownfields Area-Wide Planning Grant Application to identify the needs and plan for improvements to the Western Rail Line Industrial Corridor within the City of Newark. Cleanup and redevelopment of older industrial sites would be of great benefit to the community.

The U.S. EPA's selection of this grant would be a good investment. Now is an ideal time for grant funds to support an increased, concentrated effort. Newark is challenged by high unemployment and loss of manufacturing businesses, so a reinvestment in Newark to support revitalization in a historic underutilized industrial area would be key.

We strongly urge the U.S. EPA to consider funding this grant application for the benefit of the City of Newark, Licking County, and Ohio.

Sincerely,

Gerald Newton  
Director, Licking County Planning and Development

**LICKING COUNTY CONCERNED CITIZENS  
FOR PUBLIC HEALTH AND ENVIRONMENT**

November 20, 2016

Mr. Mark Mauter  
Economic Development Coordinator  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

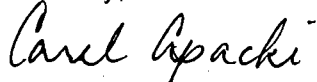
Dear Mark:

The Licking County Concerned Citizens for Public Health and Environment is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand that by providing funds to inventory, characterize, and assess brownfield sites within the City, the grant will sustain progress toward a healthier community and natural environment, and will promote economic development and job creation.

The purpose of the Licking County Concerned Citizens for Public Health and Environment is to educate and empower citizens to promote a healthy environment, in which people will be protected from toxic soil, air and water pollution. We work within Licking County to promote renewable energy, spread information about environmental issues and network with other groups and state and local officials.

We are committed to working with the City of Newark to identify brownfield sites that impact the local community. We will reach out and further educate our community on the environmental issues associated with the brownfield sites by distributing and posting information about the grant project on our webpage.

Sincerely,



Carol Apacki, Coordinator  
352 Llanberis Drive  
Granville, OH 43023  
740-587-2176

November 20, 2016

Mr. Mark Mauter  
Economic Development Coordinator  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

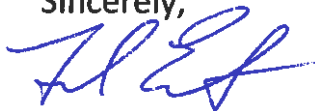
Dear Mr. Mauter:

On behalf of Newark Development Partners, I am pleased to provide this letter in support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

Newark Development Partners is a collaborative venture engaging the public and private sectors dedicated to incentivizing investments in Newark, Ohio in order to sustain economic development, create jobs and further improve the business, industrial and residential living areas of our vibrant and attractive city.

We will assist the City of Newark with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,



Fred Ernest  
Executive Director



November 22, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Mark:

On behalf of the Heath-Newark-Licking Port Authority, I am pleased to provide this letter in support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Port Authority will continue to support the City of Newark in its efforts. The Port Authority, created in 1995 to take ownership of the Newark AFB upon closing, has a three-fold mission of management, development, and leadership for county-wide economic development efforts. Newark is an important part of our mission.

Our staff and Board of Directors enjoy strong relationships with our local, state, and federal leadership and can assist in convening greater awareness and connectivity among a "caucus" of public officials. We can provide capital lease financing to further support redevelopment of sites in the City. We will assist in informing potential developers as well.

We support the City's efforts to redevelop brownfields to support growth. Like many similarly-sized cities around Ohio, Newark is challenged by a lack of greenfield sites within its borders. However, unlike many of its counterparts among the top 20 largest cities in Ohio, Newark has tremendous potential to take advantage of continually improving economic development infrastructure.

Sincerely,

RICK PLATT  
President and CEO





November 20, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

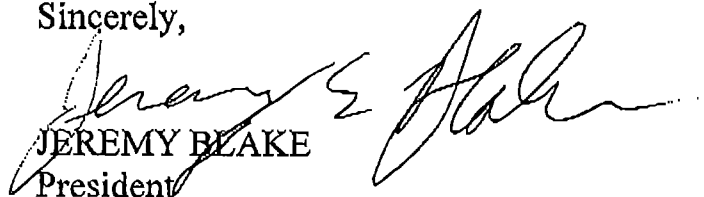
Dear Mr. Mauter:

The South Newark Civic Association is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand that by providing funds to inventory, characterize, and assess brownfield sites within the City, the grant will sustain progress toward a healthier community and natural environment, and will promote economic development and job creation.

The purpose of the South Newark Civic Association is to increase fellowship and collective awareness of issues in the neighborhoods south of Main Street. Our mission is to build harmony amongst neighbors through a development of service learning activities and the promotion of volunteering.

We are committed to working with the City of Newark to identify brownfield sites that impact the local community. We will reach out and further educate our community on the environmental issues associated with the brownfield sites by distributing and posting information about the grant project in our newsletters and our monthly meetings.

Sincerely,

  
JEREMY BLAKE  
President

**United Way of Licking County**

50 South Second Street, 2<sup>nd</sup> Floor  
PO Box 4490  
Newark, OH 43058-4490  
tel (740) 345-6685  
fax (740) 345-7712  
[www.unitedwaylc.org](http://www.unitedwaylc.org)



**Lend A Hand**

**Campaign 2016-17**

**Campaign Chair**

**Laura Edelblute**

*Licking Memorial Health Systems*

**Campaign Vice-Chair**

**Joan Franks**

*The Park National Bank*

**Campaign Cabinet**

**Nick Adams**

*Tony Adams State Farm Insurance*

**Rick Black**

*LC Commissioner*

**Jeremy Blake**

*Denison University*

**Ginny Evans**

*Retired, C-TEC*

**Deborah Kohman, CPA**

**Matt Miller**

*The Park National Bank*

**Nelson McCray**

*LC Education Service Center*

**Lorei Reinhard**

*Licking Memorial Health Systems*

**Jason Umstot**

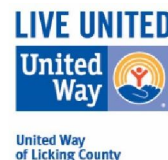
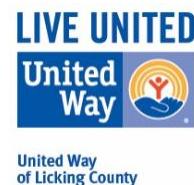
*LC Board of Developmental  
Disabilities*

**Sarah Schwab**

*Matesich Distributing*

**Jay Young**

*TrueCore Federal Credit Union*



November 20, 2016

Mr. Mark Mauter  
Economic Development Coordinator  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Mr. Mauter:

The Licking County United Way is pleased to support your application for the City's U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grant to assess and promote redevelopment of brownfield sites within Newark. The United Way has a long tradition of working with the City and local neighborhoods.

There are two ways we will partner with the City to support this project:

1. Provide meeting space for community meetings regarding the brownfields program, and
2. Communicate and coordinate with other local non-profits about the assessment Grant

The United Way's mission is to improve lives by uniting the community, therefore we are pleased to partner with the city of Newark and are committed to improving regional economic conditions, and will provide its resources to support the Newark's brownfield redevelopment efforts.

Sincerely,

Deb Dingus  
Executive Director

**When YOU lend a hand, YOU impact a life!**

**ATTACHMENT C**  
**COMMITMENT DOCUMENTATION FOR LEVERAGING**

# CENTRAL OHIO TECHNICAL COLLEGE

Office of the President  
Bonnie L. Coe, Ph.D.

December 1, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Mark:

As president of Central Ohio Technical College (COTC), I am pleased to provide this letter in support of the U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant for the City of Newark. This project will address important issues of economic development, health and environment in the City.

COTC is recognized for its efforts to implement a model of civic responsibility and service learning, thus demonstrating its ability to recognize and meet community-identified needs. Throughout our history, COTC has understood its role in the local community; we continue to work in collaboration with countless organizations and individuals for the betterment of the community.

COTC has enjoyed a long and productive relationship with civic, business and governmental leaders in Licking County and specifically with the Newark City Economic Development Office. During the course of the Assessment Grant, the College will provide students and staff to conduct ground surveys throughout the community to help identify and prioritize brownfields and other support as needed (community and health surveys, etc.). The benefits of conducting the ground surveys are two-fold: 1) we will provide an important in-kind service to the City, and 2) our students will gain valuable work experience while learning more about their temporary community and contributing to its improvement.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of Newark residents, making our City economically strong and environmentally safe.

Sincerely,



Bonnie L. Coe, PhD  
President

R. Joseph Ebel, R.S., M.S., M.B.A.  
Health Commissioner



## Licking County Health Department

675 Price Road, Newark, OH 43055

(740) 349-6535  
(740) 349-6474 WIC  
(740) 349-6475 Environmental  
(740) 349-6476 Nursing  
(740) 349-6510 FAX  
[www.lickingcohealth.org](http://www.lickingcohealth.org)

November 22, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

RE: Letter of Commitment for USEPA Brownfields Assessment Grant  
USEPA Brownfields Assessment Grant Project  
City of Newark, Ohio

Dear Mr. Mauter:

The Licking County Health Department (LCHD) is pleased to support the City's application for a USEPA Brownfield Assessment Grant. The Environmental Health Division of the LCHD investigates health problems and environmental public health hazards, and enforces public health laws to protect the community. Environmental health is the discipline that focuses on the health interrelationships between people and their environment, promotes human health and well-being, and fosters a safe and healthful environment.

The assessment grant is a great start down the path of reinvestment and improving the quality of life in the City, as well as improving overall human and environmental health.

LCHD will be a partner with the City in promoting the goals of identifying, assessing, and cleaning brownfield sites within the City. Specifically, we will commit personnel time to evaluate existing data on the health of Newark's residents with specific regard to residents who live in proximity to brownfield sites. Additionally, we will help with public engagement through our website and any other outreach we conduct.

We look forward to the opportunity to be a partner.

A handwritten signature in cursive script that reads "R. Joseph Ebel" followed by the text "R.S., M.S., M.B.A." in a smaller, more formal font.

R. Joseph Ebel R.S., M.S., M.B.A.  
Health Commissioner



November 22, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Mark:

On behalf of the Heath-Newark-Licking Port Authority, I am pleased to provide this letter in support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Port Authority will continue to support the City of Newark in its efforts. The Port Authority, created in 1995 to take ownership of the Newark AFB upon closing, has a three-fold mission of management, development, and leadership for county-wide economic development efforts. Newark is an important part of our mission.

Our staff and Board of Directors enjoy strong relationships with our local, state, and federal leadership and can assist in convening greater awareness and connectivity among a "caucus" of public officials. We can provide capital lease financing to further support redevelopment of sites in the City. We will assist in informing potential developers as well.

We support the City's efforts to redevelop brownfields to support growth. Like many similarly-sized cities around Ohio, Newark is challenged by a lack of greenfield sites within its borders. However, unlike many of its counterparts among the top 20 largest cities in Ohio, Newark has tremendous potential to take advantage of continually improving economic development infrastructure.

Sincerely,

RICK PLATT  
President and CEO

## **Attachments**



**ATTACHMENT A**  
**THRESHOLD CRITERIA**

## **THRESHOLD CRITERIA FOR ASSESSMENT GRANTS**

### Applicant Eligibility

The City of Newark is a general purpose unit of local government in the State of Ohio.

### Letter from State Environmental Authority

Letters from the Ohio Environmental Protection Agency (OEPA) and the Ohio Bureau of Underground Storage Tank Regulations (BUSTR) are attached to the cover letter.

### Community Involvement

The City of Newark established a culture of community involvement with the development of the Comprehensive Plan and the Healthy, Green & Growing Initiative. Public meetings, focus groups, surveys, and interviews with residents were held to collect ideas and develop detailed recommendations. More than 500 residents helped determine the community's vision and over 60 volunteers served on the steering and outreach committees to incorporate community input into the final Plan and Initiative. The City used this successful model to incorporate community involvement during its 2012 Assessment Grant project, and will also use this model with a focus on residents in the Union Street Corridor and the Mount Vernon Road/South 4<sup>th</sup> Street Corridor, during this Assessment Grant project.

The Plan for involving the affected community will include three primary efforts: **1)** notification of Grant award, **2)** “kick-off” meeting and initial outreach, **3)** on-going education and communication. Newark's residents rely on local newspapers, radio stations, and the City's social media outlets to receive day-to-day news on issues that affect them; therefore, notification of the grant award will be accomplished through the following:

- Issuing an initial press release to the Newark Advocate and This Week - Licking County News. The City will also place advertisements on local radio stations (WCLT-100.3 FM and 1420 AM, WNKO-101.7 FM, and WHTH-790 AM) and the local Public Access Television Station, to reach residents at every educational level and those without internet service. If the City learns of specific language or disability needs, it will provide the required support.
- Notifying the key community-based organizations that will have an active role in the project (described in 3c). Several of the organization will publish notification about the grant award on their websites and in their newsletters.
- Posting notification of the award and EPA Brownfield Program information on the City's website and Facebook page.

Secondly, the City will host an initial public kick-off meeting at an appropriate, centralized public venue (e.g. City Hall or library) to acquaint the targeted communities, key community organizations, environmental organizations, educational institutions, and the general public with the grant project. The City will educate the organizations on the program and solicit input on brownfields and projects with the highest degree of community interest for assessment and/or redevelopment. The outcomes of the meeting will be distributed through the City's website, Facebook page, and newsletter.

Thirdly, the City will continue education and outreach activities, including:

- Developing and hosting a brownfield workshop within the first year of the grant program, in coordination with supporting City Departments and community partners. The OEPA, BUSTR, and EPA will be invited, as well as area developers, businesses, lenders, and other business representatives. The workshop will provide a venue to promote and report on the

progress of the City's Brownfield Program, solicit community input, promote specific redevelopment opportunities, and connect sites with developers and end users.

- Providing regular updates on program progress through the City's website, the City's Hot Topics Newsletter, and the City's Facebook page. Additionally, the City will continue to issue press releases about the grant project to local newspapers.

If additional information on brownfield projects is requested by citizens or community organizations, additional public meetings will be coordinated by the City as necessary, and/or City project team representatives will attend partner organization meetings.

Following completion of an assessment, assessment and cleanup/reuse information will be provided to appropriate community and project stakeholders, including results of the assessments, and explaining health and environmental impacts of findings. The City and the environmental consultant will present the information at a level of detail dictated by the audience. If health threats are identified, the Licking County Health Department (LCHD) will become a partner in community involvement and education (Section 3.b). When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of comments and feedback, will be implemented. At the close of the project, the City will provide a final report to the community summarizing project outputs and outcomes.

#### Site Eligibility and Property Ownership Eligibility

The applicant is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria do not apply.

**ATTACHMENT B**  
**COMMITMENT LETTERS FROM COMMUNITY GROUPS**

November 20, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: US EPA Brownfields Assessment Grant Application

Dear Mark:

The 6<sup>th</sup> Street and Growing Community Gardens is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency Brownfields Assessment grant. We understand that by providing funds to inventory, characterize, and assess brownfield sites within the City, the grant will sustain progress toward a healthier community and natural environment, and will promote economic development and job creation.

The purpose of the 6<sup>th</sup> Street and Growing Community Gardens is to expand urban organic gardening in Newark while uniting the community. Our mission is to create community and fresh food through organic gardening in inner city Newark. Large portions of the City do not have adequate access to fresh healthy foods. We believe redeveloping brownfields could potentially lead to the placement of a new grocery store, which would provide residents with a place to purchase healthier food options.

We are committed to working with the City of Newark to identify brownfield sites that impact the local community. We will reach out and further educate our community on the environmental issues associated with the brownfield sites by distributing and posting information about the grant project on our webpages.

Sincerely,



- President

# CENTRAL OHIO TECHNICAL COLLEGE

Office of the President  
Bonnie L. Coe, Ph.D.

December 1, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Mark:

As president of Central Ohio Technical College (COTC), I am pleased to provide this letter in support of the U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant for the City of Newark. This project will address important issues of economic development, health and environment in the City.

COTC is recognized for its efforts to implement a model of civic responsibility and service learning, thus demonstrating its ability to recognize and meet community-identified needs. Throughout our history, COTC has understood its role in the local community; we continue to work in collaboration with countless organizations and individuals for the betterment of the community.

COTC has enjoyed a long and productive relationship with civic, business and governmental leaders in Licking County and specifically with the Newark City Economic Development Office. During the course of the Assessment Grant, the College will provide students and staff to conduct ground surveys throughout the community to help identify and prioritize brownfields and other support as needed (community and health surveys, etc.). The benefits of conducting the ground surveys are two-fold: 1) we will provide an important in-kind service to the City, and 2) our students will gain valuable work experience while learning more about their temporary community and contributing to its improvement.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of Newark residents, making our City economically strong and environmentally safe.

Sincerely,



Bonnie L. Coe, PhD  
President



December 8, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: US EPA Community Wide Brownfields Assessment Grant Application

Dear Mark,

The Downtown Newark Association is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Downtown Newark Association was organized in May 2007 and we now have over 110 members, which include business owners, city government officials, media, entertainment, and business and non-profit organizations. Our goal is to improve and promote downtown Newark and we sponsor and participate in many downtown events.

We will assist the City of Newark with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Hostetter', is written over the 'Sincerely,' text.

**James Hostetter**  
Downtown Newark Association President





November 23, 2016

Mr. Mark Mauter  
Economic Development Coordinator  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

***Re: U.S. EPA Community Wide Brownfields Assessment Grant Application***

Dear Mark,

The Licking County Foundation is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand that by providing funds to inventory, characterize, and assess brownfield sites within the City, the grant will sustain progress toward a healthier community and natural environment, and will promote economic development and job creation.

Established in 1956, Licking County Foundation is dedicated to improving the quality of life in our community by helping caring people meet their philanthropic goals. LCF is a nonprofit charitable organization composed of 232 funds given by generous individuals, businesses and organizations. In 2015, these funds had a combined market value of more than \$82.2 million; and \$2.7 million in grants and scholarships were awarded to benefit many worthy local projects, programs, organizations and students. These grants enhanced almost every aspect of life in Licking County—including education, arts and culture, youth and families, health and human services, parks and recreation, economic development and more.

We welcome the opportunity to work with the City of Newark to identify brownfield sites that impact the local community. We will reach out and further educate our community on the environmental issues associated with the brownfield sites by distributing and posting information about the grant project on our webpage.

Best Regards,

A handwritten signature in blue ink, appearing to read "Connie Hawk", is written over the "Best Regards," text.

Connie Hawk  
Director

November 20, 2016



Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Mr. Mauter:

The Licking County Chamber of Commerce is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Licking County Chamber of Commerce is one of the oldest business organizations in the state and the largest chamber in Central Ohio. With over 1000 members, we lead our region in actively supporting job creation among local businesses while aggressively marketing our community to attract new companies. Our chamber advocates a pro-business approach and acts as a conduit to keep our membership informed so that they can make the best decisions for their businesses and families.

We will assist the City of Newark with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our community economically strong and environmentally safe.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer McDonald".

Jennifer McDonald  
President & CEO  
Licking County Chamber of Commerce

R. Joseph Ebel, R.S., M.S., M.B.A.  
Health Commissioner



## Licking County Health Department

675 Price Road, Newark, OH 43055

(740) 349-6535  
(740) 349-6474 WIC  
(740) 349-6475 Environmental  
(740) 349-6476 Nursing  
(740) 349-6510 FAX  
[www.lickingcohealth.org](http://www.lickingcohealth.org)

November 22, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

RE: Letter of Commitment for USEPA Brownfields Assessment Grant  
USEPA Brownfields Assessment Grant Project  
City of Newark, Ohio

Dear Mr. Mauter:

The Licking County Health Department (LCHD) is pleased to support the City's application for a USEPA Brownfield Assessment Grant. The Environmental Health Division of the LCHD investigates health problems and environmental public health hazards, and enforces public health laws to protect the community. Environmental health is the discipline that focuses on the health interrelationships between people and their environment, promotes human health and well-being, and fosters a safe and healthful environment.

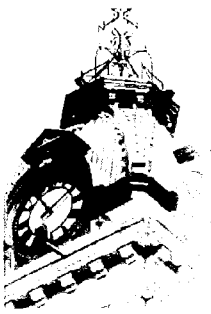
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LCHD will be a partner with the City in promoting the goals of identifying, assessing, and cleaning brownfield sites within the City. Specifically, we will commit personnel time to evaluate existing data on the health of Newark's residents with specific regard to residents who live in proximity to brownfield sites. Additionally, we will help with public engagement through our website and any other outreach we conduct.

We look forward to the opportunity to be a partner.

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R. Joseph Ebel R.S., M.S., M.B.A.  
Health Commissioner



## LICKING COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

Gerald A. Newton -  
Director

November 28, 2016

Mark Mauter  
Economic Development Director  
City of Newark  
40 W Main St.  
Newark, OH 43055

RE: U. S. EPA Brownfields Area-Wide Planning Grant Application  
City of Newark Western Rail Line Industrial Corridor

On behalf of the Licking County Planning Commission, it is my pleasure to support the City of Newark's U.S. EPA Brownfields Area-Wide Planning Grant Application to identify the needs and plan for improvements to the Western Rail Line Industrial Corridor within the City of Newark. Cleanup and redevelopment of older industrial sites would be of great benefit to the community.

The U.S. EPA's selection of this grant would be a good investment. Now is an ideal time for grant funds to support an increased, concentrated effort. Newark is challenged by high unemployment and loss of manufacturing businesses, so a reinvestment in Newark to support revitalization in a historic underutilized industrial area would be key.

We strongly urge the U.S. EPA to consider funding this grant application for the benefit of the City of Newark, Licking County, and Ohio.

Sincerely,

Gerald Newton  
Director, Licking County Planning and Development

**LICKING COUNTY CONCERNED CITIZENS  
FOR PUBLIC HEALTH AND ENVIRONMENT**

November 20, 2016

Mr. Mark Mauter  
Economic Development Coordinator  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: U.S. EPA Community Wide Brownfields Assessment Grant Application

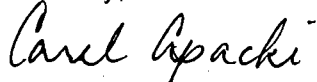
Dear Mark:

The Licking County Concerned Citizens for Public Health and Environment is pleased to support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand that by providing funds to inventory, characterize, and assess brownfield sites within the City, the grant will sustain progress toward a healthier community and natural environment, and will promote economic development and job creation.

The purpose of the Licking County Concerned Citizens for Public Health and Environment is to educate and empower citizens to promote a healthy environment, in which people will be protected from toxic soil, air and water pollution. We work within Licking County to promote renewable energy, spread information about environmental issues and network with other groups and state and local officials.

We are committed to working with the City of Newark to identify brownfield sites that impact the local community. We will reach out and further educate our community on the environmental issues associated with the brownfield sites by distributing and posting information about the grant project on our webpage.

Sincerely,



Carol Apacki, Coordinator  
352 Llanberis Drive  
Granville, OH 43023  
740-587-2176

November 20, 2016

Mr. Mark Mauter  
Economic Development Coordinator  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

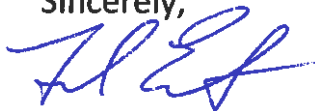
Dear Mr. Mauter:

On behalf of Newark Development Partners, I am pleased to provide this letter in support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

Newark Development Partners is a collaborative venture engaging the public and private sectors dedicated to incentivizing investments in Newark, Ohio in order to sustain economic development, create jobs and further improve the business, industrial and residential living areas of our vibrant and attractive city.

We will assist the City of Newark with the Assessment Grant project by informing businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. We support the City's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

Sincerely,



Fred Ernest  
Executive Director



November 22, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Mark:

On behalf of the Heath-Newark-Licking Port Authority, I am pleased to provide this letter in support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Port Authority will continue to support the City of Newark in its efforts. The Port Authority, created in 1995 to take ownership of the Newark AFB upon closing, has a three-fold mission of management, development, and leadership for county-wide economic development efforts. Newark is an important part of our mission.

Our staff and Board of Directors enjoy strong relationships with our local, state, and federal leadership and can assist in convening greater awareness and connectivity among a "caucus" of public officials. We can provide capital lease financing to further support redevelopment of sites in the City. We will assist in informing potential developers as well.

We support the City's efforts to redevelop brownfields to support growth. Like many similarly-sized cities around Ohio, Newark is challenged by a lack of greenfield sites within its borders. However, unlike many of its counterparts among the top 20 largest cities in Ohio, Newark has tremendous potential to take advantage of continually improving economic development infrastructure.

Sincerely,

RICK PLATT  
President and CEO



November 20, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

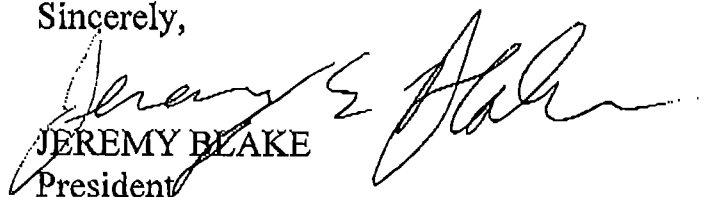
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Sincerely,

  
JEREMY BLAKE  
President



**United Way of Licking County**

50 South Second Street, 2<sup>nd</sup> Floor  
PO Box 4490  
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**Lend A Hand**

**Campaign 2016-17**

**Campaign Chair**

**Laura Edelblute**

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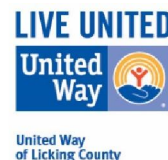
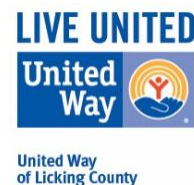
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November 20, 2016

Mr. Mark Mauter

Economic Development Coordinator

City of Newark

40 West Main Street

Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Mr. Mauter:

The Licking County United Way is pleased to support your application for the City's U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grant to assess and promote redevelopment of brownfield sites within Newark. The United Way has a long tradition of working with the City and local neighborhoods.

There are two ways we will partner with the City to support this project:

1. Provide meeting space for community meetings regarding the brownfields program, and
2. Communicate and coordinate with other local non-profits about the assessment Grant

The United Way's mission is to improve lives by uniting the community, therefore we are pleased to partner with the city of Newark and are committed to improving regional economic conditions, and will provide its resources to support the Newark's brownfield redevelopment efforts.

Sincerely,

Deb Dingus

Executive Director

**When YOU lend a hand, YOU impact a life!**

**ATTACHMENT C**  
**COMMITMENT DOCUMENTATION FOR LEVERAGING**

# CENTRAL OHIO TECHNICAL COLLEGE

Office of the President  
Bonnie L. Coe, Ph.D.

December 1, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Mark:

As president of Central Ohio Technical College (COTC), I am pleased to provide this letter in support of the U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant for the City of Newark. This project will address important issues of economic development, health and environment in the City.

COTC is recognized for its efforts to implement a model of civic responsibility and service learning, thus demonstrating its ability to recognize and meet community-identified needs. Throughout our history, COTC has understood its role in the local community; we continue to work in collaboration with countless organizations and individuals for the betterment of the community.

COTC has enjoyed a long and productive relationship with civic, business and governmental leaders in Licking County and specifically with the Newark City Economic Development Office. During the course of the Assessment Grant, the College will provide students and staff to conduct ground surveys throughout the community to help identify and prioritize brownfields and other support as needed (community and health surveys, etc.). The benefits of conducting the ground surveys are two-fold: 1) we will provide an important in-kind service to the City, and 2) our students will gain valuable work experience while learning more about their temporary community and contributing to its improvement.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of Newark residents, making our City economically strong and environmentally safe.

Sincerely,



Bonnie L. Coe, PhD  
President

R. Joseph Ebel, R.S., M.S., M.B.A.  
Health Commissioner



(740) 349-6535  
(740) 349-6474 WIC  
(740) 349-6475 Environmental  
(740) 349-6476 Nursing  
(740) 349-6510 FAX  
[www.lickingcohealth.org](http://www.lickingcohealth.org)

## Licking County Health Department

675 Price Road, Newark, OH 43055

November 22, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

RE: Letter of Commitment for USEPA Brownfields Assessment Grant  
USEPA Brownfields Assessment Grant Project  
City of Newark, Ohio

Dear Mr. Mauter:

The Licking County Health Department (LCHD) is pleased to support the City's application for a USEPA Brownfield Assessment Grant. The Environmental Health Division of the LCHD investigates health problems and environmental public health hazards, and enforces public health laws to protect the community. Environmental health is the discipline that focuses on the health interrelationships between people and their environment, promotes human health and well-being, and fosters a safe and healthful environment.

The assessment grant is a great start down the path of reinvestment and improving the quality of life in the City, as well as improving overall human and environmental health.

LCHD will be a partner with the City in promoting the goals of identifying, assessing, and cleaning brownfield sites within the City. Specifically, we will commit personnel time to evaluate existing data on the health of Newark's residents with specific regard to residents who live in proximity to brownfield sites. Additionally, we will help with public engagement through our website and any other outreach we conduct.

We look forward to the opportunity to be a partner.

A handwritten signature in cursive script that reads "R. Joseph Ebel" followed by the text "R.S., M.S., M.B.A." in a smaller, more formal font.

R. Joseph Ebel R.S., M.S., M.B.A.  
Health Commissioner



November 22, 2016

Mr. Mark Mauter  
Development Director  
City of Newark  
40 West Main Street  
Newark, Ohio 43055

Re: USEPA Community Wide Brownfields Assessment Grant Application

Dear Mark:

On behalf of the Heath-Newark-Licking Port Authority, I am pleased to provide this letter in support the City of Newark's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfields Assessment grant. We understand the grant program will assist the City in its goal to cleanup and reuse contaminated sites that already have infrastructure improvements.

The Port Authority will continue to support the City of Newark in its efforts. The Port Authority, created in 1995 to take ownership of the Newark AFB upon closing, has a three-fold mission of management, development, and leadership for county-wide economic development efforts. Newark is an important part of our mission.

Our staff and Board of Directors enjoy strong relationships with our local, state, and federal leadership and can assist in convening greater awareness and connectivity among a "caucus" of public officials. We can provide capital lease financing to further support redevelopment of sites in the City. We will assist in informing potential developers as well.

We support the City's efforts to redevelop brownfields to support growth. Like many similarly-sized cities around Ohio, Newark is challenged by a lack of greenfield sites within its borders. However, unlike many of its counterparts among the top 20 largest cities in Ohio, Newark has tremendous potential to take advantage of continually improving economic development infrastructure.

Sincerely,

RICK PLATT  
President and CEO

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/14/2016

4. Applicant Identifier:

N/A

5a. Federal Entity Identifier:

N/A

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

CITY OF NEWARK, OHIO

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

31-6400237

\* c. Organizational DUNS:

0705519650000

### d. Address:

\* Street1:

40 West Main Street

Street2:

\* City:

Newark

County/Parish:

Licking

\* State:

OH: Ohio

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

43055-5531

### e. Organizational Unit:

Department Name:

Department of Development

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Mark

Middle Name:

\* Last Name:

Mauter

Suffix:

Title:

Director, Department of Development

Organizational Affiliation:

City of Newark

\* Telephone Number:

740-670-7510

Fax Number:

\* Email:

mmauter@newarkohio.net

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

\* Title:

FY17 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

NONE

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY2017 USEPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT GRANT APPLICATION - NEWARK, OHIO

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: